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61 Hereward Road, Spalding PE11 1HG

BELVOIR!

£149,950



Key Features

- > SEMI DETACHED HOME
- > THREE BEDROOMS
- > GAS CENTRAL HEATING
- > UPVC DOUBLE GLAZING
- > OFF ROAD PARKING
- > GARDENS
- > Tenure: Freehold
- > EPC rating U

Belvoir incorporating Munton and Russell are pleased to offer for sale this three-bedroom semi detached property situated in a popular location of the Market Town of Spalding. Spalding boasts a wealth of amenities including shopping, medical, leisure and schooling. The accommodation in brief comprises of, entrance hall, lounge, fitted kitchen, rear hall, family bathroom. To the first floor, three bedrooms. Externally off road parking, and rear garden.

ENTRANCE

UPVC double glazed door, stairs to first floor landing, radiator.

LOUNGE

13'0" x 13'9" (4m x 4.2m)

UPVC double glazed window to the front elevation, radiator.

KITCHEN

7'10" x 9'1" (2.4m x 2.8m)

UPVC double glazed window to the rear elevation, range of fitted base and wall units, plumbing for washing machine, space for tumble dryer and fridge freezer, stainless steel sink unit with taps over, space for cooker.



REAR HALL

UPVC double glazed door to the side elevation, under stairs storage area housing wall mounted boiler and radiator.

BATHROOM

UPVC double glazed window to the rear elevation, three-piece suite comprising of WC, wash hand basin, panelled bath with shower over, heated towel rail.

LANDING

UPVC double glazed window to the side elevation, radiator.

BEDROOM 1

10'0" x 14'0" (3m x 4.3m)

UPVC double glazed window to the front elevation, over stair storage cupboard, radiator.

BEDROOM 2

8'10" x 10'11" (2.7m x 3.3m)

UPVC double glazed window to the rear elevation, radiator, storage cupboard.

BEDROOM 3

7'8" x 7'11" (2.3m x 2.4m)

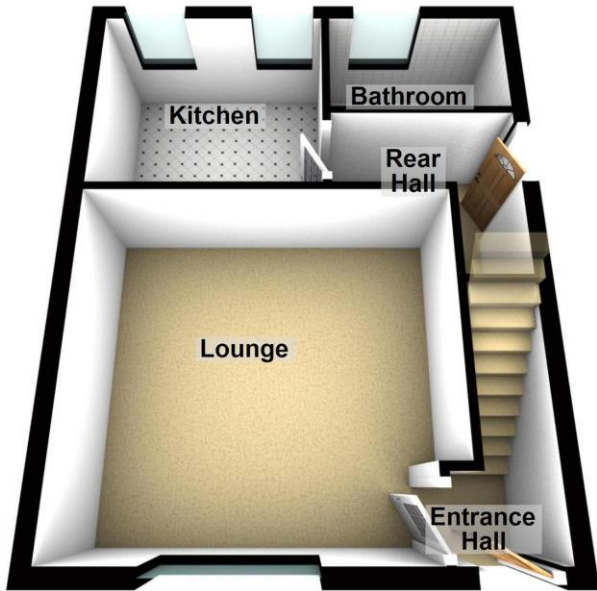
UPVC double glazed window to the rear elevation, radiator.

EXTERNALLY

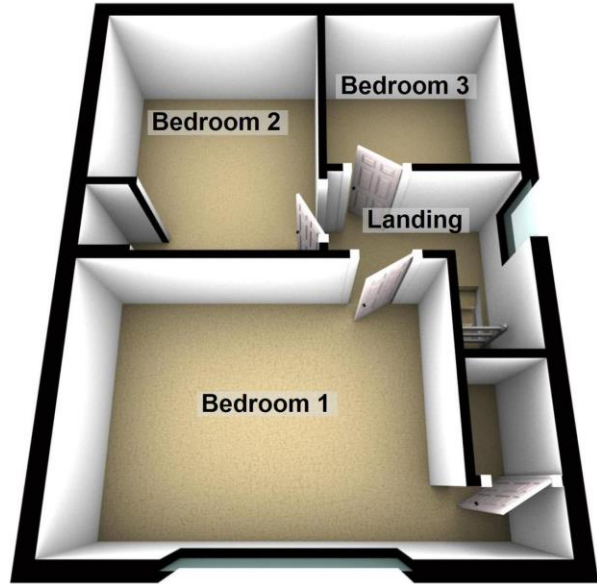
FRONT: Low wall to front, driveway providing off road parking, lawn area with flower and shrub borders.

REAR: Enclosed with patio with standing for pergola, standing for two sheds, summerhouse and two green houses, laid to lawn with flower and shrub borders.

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Contact us today to arrange a viewing...

BELVOIR!

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