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5 Larkspur Way, Spalding PE11 3LP

BELVOIR!

£350,000



Key Features

- > MODERN DETACHED HOME
 - > FOUR BEDROOMS
 - > TWO RECEPTION ROOMS
 - > EN SUITE TO MASTER
 - > UTILITY AND CLOAKROOM
 - > GARAGE AND PARKING
 - > Tenure: Freehold
 - > EPC rating U

Belvoir incorporating Munton and Russell are pleased to offer for sale this well presented modern detached family home. Situated in a popular residential area of Spalding, with easy reach of local amenities yet only a short distance to the town. Spalding offers an array of shopping, leisure, medical and schooling, a train service to Peterborough, which in turn has a high-speed service to London. The accommodation in brief comprises of, entrance hall, lounge, kitchen/diner, separate dining room, utility and cloakroom. The first floor has four bedrooms, en suite to master and family bathroom. Externally an enclosed rear garden, garage and drive.



ENTRANCE

Porch over, sealed unit double glazed door, stairs to first floor landing, radiator.

LOUNGE

11'6" x 19'4" (3.5m x 5.9m)

UPVC double glazed window to the front and rear elevation, UPVC double-glazed patio door to the side elevation, feature fire surround, radiator.

DINING ROOM

10'9" x 11'7" (3.3m x 3.5m)

Twin glazed doors from entrance hall, UPVC double glazed doors to front and side elevations, radiator.

KITCHEN/DINER

11'6" x 13'2" (3.5m x 4m)

Two UPVC double glazed window to the side elevation, range of fitted base and wall units, built in oven hob and canopy hood, integrated dishwasher, 1 1/2 bowl stainless steel sink with mixer taps over, radiator. (maximum measurements)

UTILITY

6'8" x 9'10" (2m x 3m)

Sealed double glazed door to the side elevation, door to garage, base unit with stainless steel sink with mixer taps over, plumbing for washing machine, door to garage. (maximum measurements)



CLOAK ROOM

Two piece suite comprising of WC, wash hand basin, radiator, extractor.

FIRST FLOOR LANDING

Galleried landing, UPVC double glazed window to the front elevation.

BEDROOM 1

10'8" x 16'4" (3.3m x 5m)

UPVC double glazed windows to both side elevations, fitted wardrobe, radiator.

EN SUITE

UPVC double glazed window to the side elevation, three piece suite comprising of WC, wash hand basin, shower cubicle, heated towel rail, extractor.

BEDROOM 2

11'7" x 11'11" (3.5m x 3.6m)

UPVC double glazed window to the front elevation, radiator.



BEDROOM 3

9'7" x 11'8" (2.9m x 3.6m)

UPVC double glazed window to the front and side elevation, radiator.

BEDROOM 4

9'0" x 11'8" (2.7m x 3.6m)

UPVC double glazed window to the side elevation, radiator.

BATHROOM

UPVC double glazed window to the rear elevation, four piece suite comprising of WC, wash hand basin, panelled bath, shower cubicle, heated towel rail, extractor. Airing cupboard.

EXTERNALLY

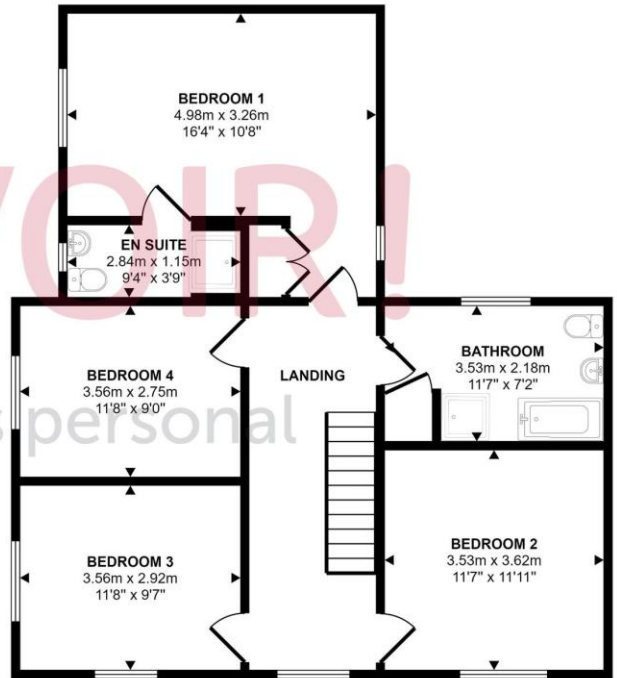
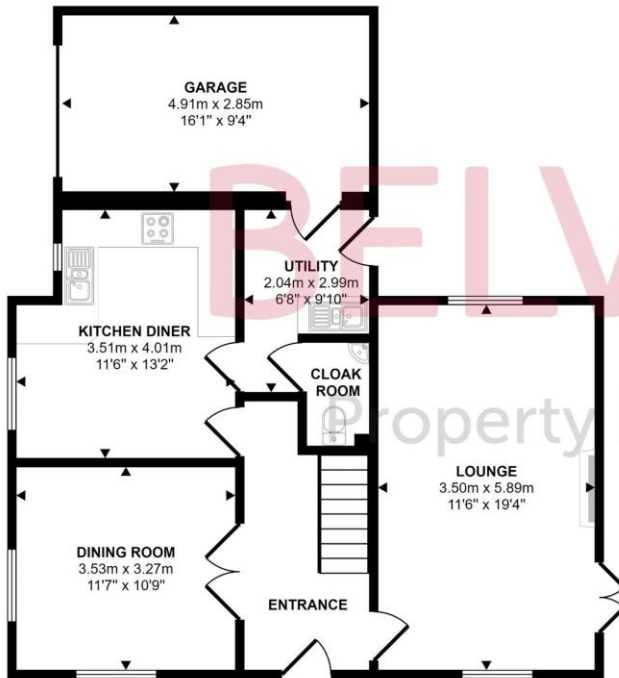
Open plan to front, lawn area to the side of the property and driveway leading to single garage.
REAR: enclosed by fencing, laid to lawn, flower and shrub border, standing for storage shed.

SINGLE GARAGE

9'4" x 16'1" (2.8m x 4.9m)

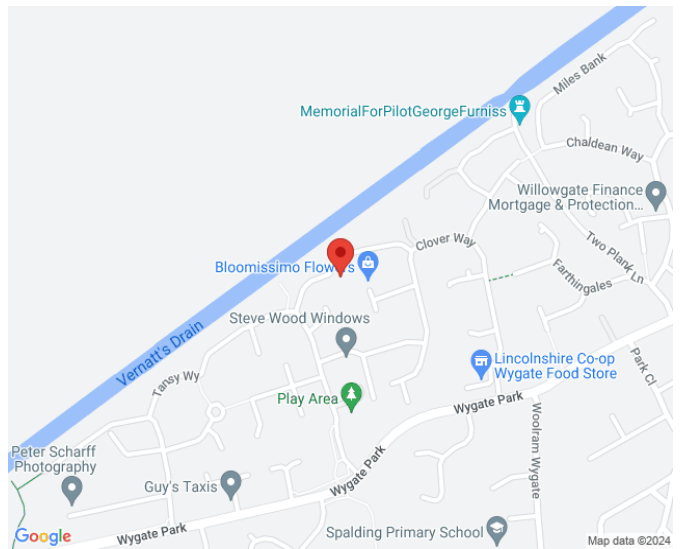
UP and over door, light and power connected, wall mounted boiler.

Approx Gross Internal Area
157 sq m / 1689 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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