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37 Mountbatten Avenue, Spalding
PE11 3TP

BELVOIR!

£225,000



Key Features

- > DETACHED BUNGALOW
- > TWO BEDROOMS
- > FITTED KITCHEN
- > CLOAKROOM AND UTILITY
- > GENEROUS REAR GARDEN
- > GARAGE AND PARKING
- > Tenure: Freehold
- > EPC rating U

Belvoir incorporating Munton and Russell are pleased to offer for sale this two bedroom detached bungalow which is well positioned in the popular village of Pinchbeck. Pinchbeck has a wealth of local amenities including primary school, local shops, butchers and takeaways. The Market town of Spalding is a short drive away and has a train service to Peterborough which in turn has a high speed rail link to the City. The accommodation in brief comprises of, entrance hall, lounge, fitted kitchen, utility, cloakroom, two bedrooms and shower room. Externally, front and rear gardens, off road parking and garage.

ENTRANCE HALL

UPVC double glazed door, airing cupboard.

LOUNGE

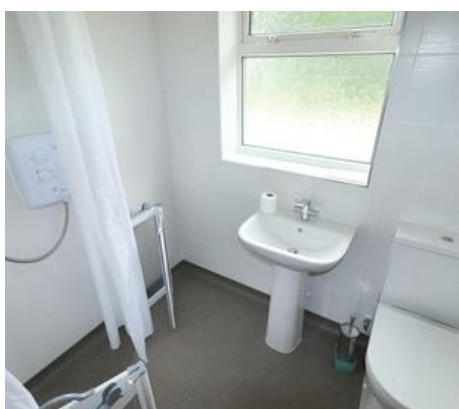
15'11" x 11'1" (4.9m x 3.4m)

UPVC double glazed window to the front elevation, radiator.

KITCHEN

12'5" x 10'7" (3.8m x 3.2m)

UPVC double glazed window to the rear elevation, range of fitted base and wall units, built in oven and hob, sink unit with taps over, wall mounted boiler. Door to pantry.



REAR HALL

UPVC double glazed door to the side elevation. Doors to:

CLOAKROOM

UPVC double glazed window to the side elevation, re-fitted two-piece suite comprising of WC, wash hand basin.

UTILITY

5'3" x 7'6" (1.6m x 2.3m)

UPVC double glazed window to the rear elevation, fitted base and wall units, plumbing for washing machine.

BEDROOM 1

11'10" x 11'3" (3.6m x 3.4m)

UPVC double glazed window to the front elevation, radiator.

BEDROOM 2

12'1" x 10'7" (3.7m x 3.2m)

UPVC double glazed window to the rear elevation, radiator, access to loft space.

SHOWER ROOM

UPVC double glazed window to the rear elevation, wet floor, wall mounted shower, low screen, WC, wash hand basin, radiator, tiling to walls.

EXTERNALLY

FRONT: Open plan, laid to lawn with drive leading to single garage, access to the rear.

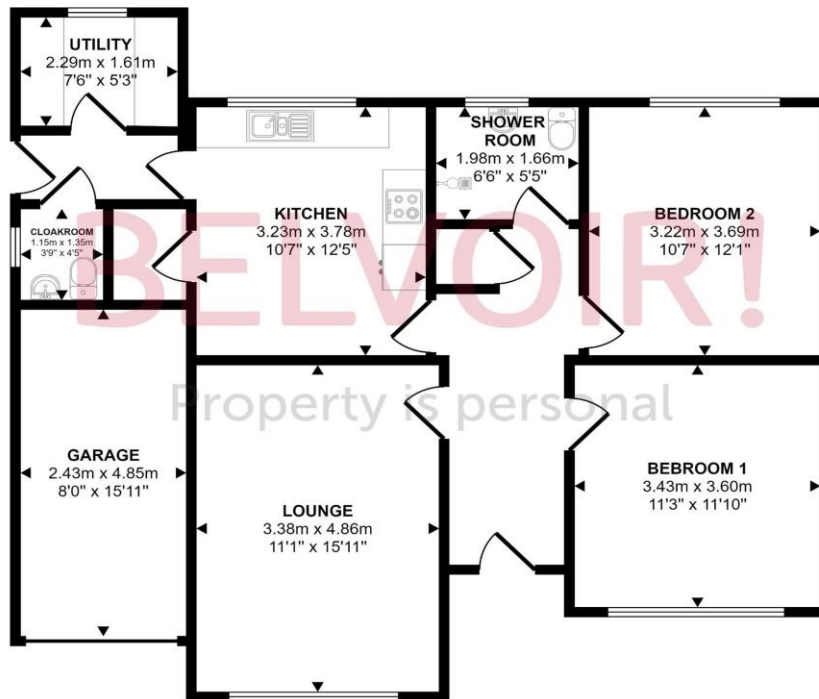
REAR: Enclosed by fencing and hedging, laid to lawn, small patio area.

GARAGE

15'11" x 8'0" (4.85m x 2.43m)

Electric roller door, light and power connected.

Approx Gross Internal Area
91 sq m / 981 sq ft



Floorplan

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		85
(69-80) C		
(55-68) D	65	
(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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