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Quatre-vents Horseshoe Road, Spalding PE11 3BE

Guide price £205,000

BELVOIR!



Key Features

- > DETACHED BUNGALOW
 - > THREE BEDROOMS
 - > KITCHEN DINER
- > APPROX 1/4 ACRE PLOT
 - > OPEN VIEWS
- > MODERNISATION REQUIRED
 - > Tenure: Freehold
 - > EPC rating D



Belvoir incorporating Munton and Russell are pleased to offer for sale this exciting renovation project. This three bedroom detached bungalow is situated in a semi rural location on the edge of the Market Town of Spalding. Situated on a plot in excess of 1/4 acre (stms) this spacious bungalow has three bedrooms, kitchen/diner, sunroom, lounge, bathroom. Externally in and out drive, attached oversize garage.



ENTRANCE PORCH

Window to the front and side, door to:

ENTRANCE HALL

Radiator, storage cupboard, boiler cupboard housing wall mounted boiler.

LOUNGE

12'0" x 13'8" (3.7m x 4.2m)

UPVC double glazed window to front and side elevations, fire place, radiator.

KITCHEN/DINER

12'10" x 18'5" (3.9m x 5.6m)

UPVC double glazed windows to the rear and side elevations, glazed French doors with side panels to sunroom, base units with sink, fireplace with gas fire.

BEDROOM 1

10'0" x 12'0" (3m x 3.7m)

UPVC double glazed window to the front elevation, radiator.

BEDROOM 2

9'11" x 12'0" (3m x 3.7m)

UPVC double glazed window to the front elevation, radiator.

BEDROOM 3

9'11" x 11'10" (3m x 3.6m)

Window to the rear elevation, radiator.

BATHROOM

UPVC double glazed window to the rear elevation, three-piece suite comprising of WC, wash hand basin, radiator, wall mounted heater.





EXTERNALLY

FRONT: In and out drive, lawn area, leading to side lawn area and access to garage.

REAR: Generous mature rear garden with various greenhouses and shed in poor condition, Open field views to the front and rear.

GARAGE

8'7" x 24'9" (2.6m x 7.5m)

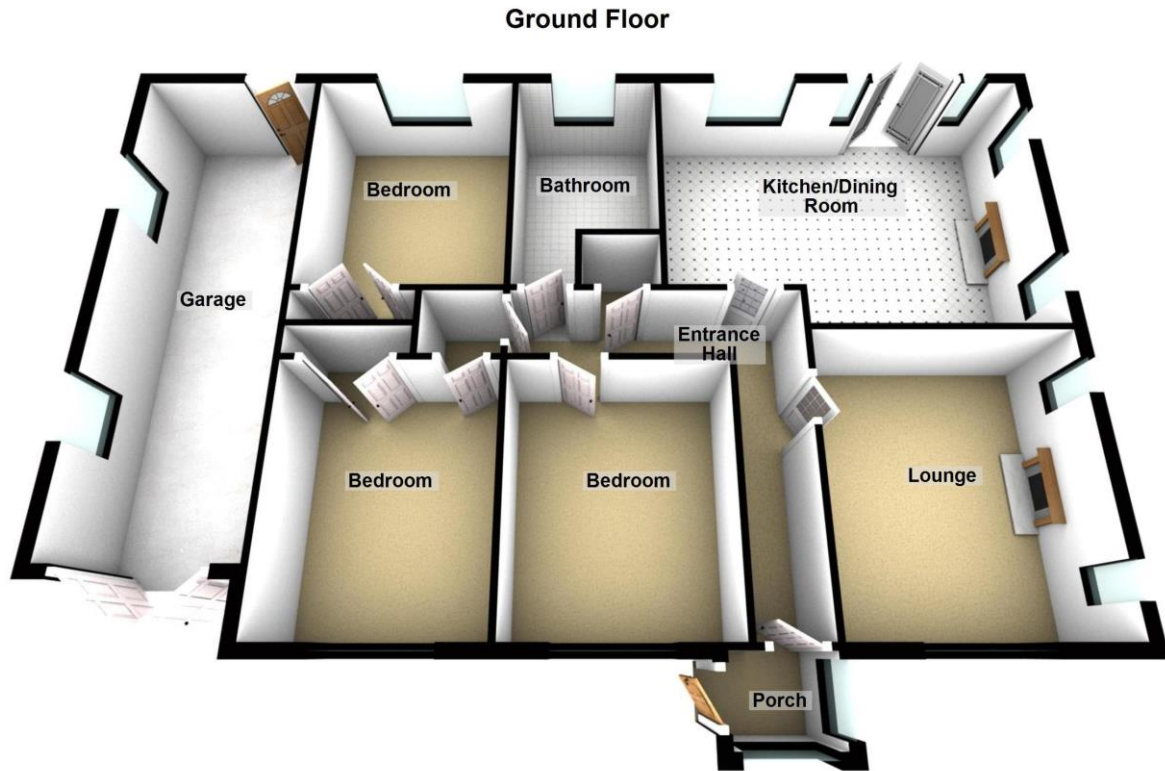
Twin doors to the front, windows to the side elevation, door to the rear elevation.


AGENTS NOTE

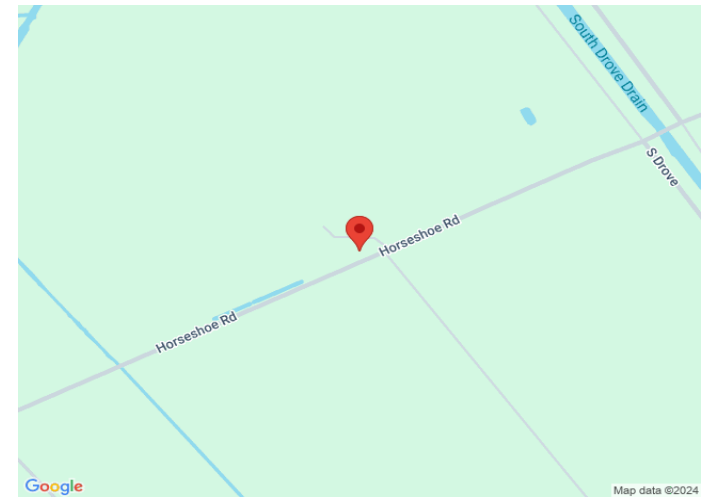
We have been informed that the property will be sold with a NON COMPLIANT septic tank, a report is available upon request.







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	61	
(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...

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