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6 Ambassador Walk, Spalding PE11 3WH

**BELVOIR!**

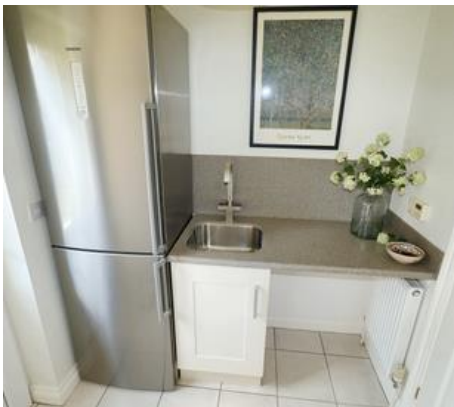
£330,000



### Key Features

- > DETACHED FAMILY HOME
  - > FOUR BEDROOMS
- > TWO RECEPTION ROOMS
  - > FIRST FLOOR STUDY
  - > EN SUITE AND UTILITY
- > GARAGE AND GARDENS
  - > Tenure: Freehold
  - > EPC rating U

Belvoir incorporating Munton and Russell are pleased to offer for sale this well presented detached home offered with no chain, situated in this popular residential area of Spalding. The Market Town of Spalding boasts an array of facilities including schooling, shopping medical and leisure. Excellent road and rail links to Peterborough, which in turn offers a high-speed route to London. The accommodation in brief comprises of entrance hall, lounge, dining room, kitchen, utility, cloakroom. The first floor has four bedrooms with en suite to master, study, family bathroom. Externally front and rear gardens, drive and single garage. **VIEWING IS HIGHLY RECOMMENDED.**



## ENTRANCE

UPVC double glazed door and side panels, stairs to first floor landing, radiator, under stairs cupboard.

## LOUNGE

11'6" x 16'10" (3.5m x 5.1m)

UPVC double glazed bay window to the front elevation, feature fireplace with inset fire, radiator. (measurement into bay)

## DINING ROOM

9'2" x 12'2" (2.8m x 3.7m)

UPVC double glazed window to the rear elevation, radiator.

## KITCHEN

8'9" x 12'7" (2.7m x 3.8m)

UPVC double glazed French doors with side panels to the rear elevation, range of fitted base and wall units, inset 1 1/2 bowl sink unit with mixer taps over, integrated dishwasher, built in oven hob and canopy hood over, radiator, tiled floor.

## UTILITY

4'11" x 6'0" (1.5m x 1.8m)

UPVC double glazed door to the rear elevation, fitted base unit, inset sink with mixer tap over, space for fridge/freezer, plumbing for washing machine, tiled floor.



### **CLOAKROOM**

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

### **FIRST FLOOR LANDING**

Access to loft space, airing cupboard.

### **BEDROOM 1**

11'8" x 12'8" (3.6m x 3.9m)

UPVC double glazed window to the front elevation, radiator.

### **EN SUITE**

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

### **BEDROOM 2**

8'10" x 12'8" (2.7m x 3.9m)

UPVC double glazed window to the front elevation, radiator.



### **BEDROOM 3**

8'8" x 9'4" (2.6m x 2.8m)

UPVC double glazed window to the rear elevation, radiator, fitted wardrobes.

### **BEDROOM 4**

8'8" x 11'11" (2.6m x 3.6m)

UPVC double glazed window to the rear elevation, radiator. (L Shape maximum measurements)

### **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.

### **EXTERNALLY**

Open plan to front, feature pathway to property, gravel drive leading to garage, gated access to the rear.

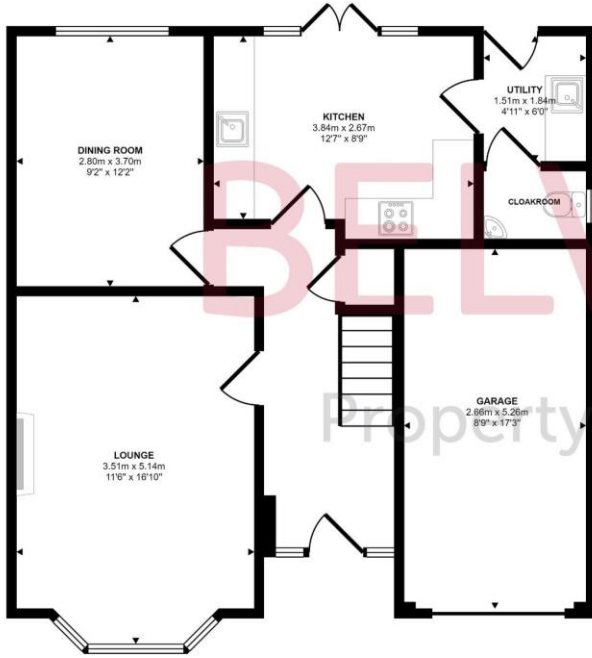
REAR GARDEN: Well maintained, lawn area with mature borders, standing for summerhouse, gravel sitting area, standing for storage shed to side.

### **GARAGE**

8'9" x 17'3" (2.7m x 5.3m)

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

Approx Gross Internal Area  
138 sq m / 1483 sq ft



Ground Floor  
Approx 70 sq m / 750 sq ft



First Floor  
Approx 68 sq m / 733 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
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	87
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Contact us today to arrange a viewing...

# BELVOIR!

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01775 722475