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69 Hannam Boulevard, Spalding PE11 1LB

£164,950

BELVOIR!



Key Features

- > EXTENDED SEMI DETACHED
- > TWO RECEPTION ROOMS
- > THREE BEDROOMS
- > BATHROOM
- > OFF ROAD PARKING
- > ENCLOSED REAR GARDEN
- > Tenure: Freehold
- > EPC rating D



Belvoir incorporating Munton and Russell are pleased to offer for sale this extended semi detached home, situated in this popular residential area of Spalding. The property offers easy access to the town and the amenities thereof. The accommodation in brief comprises of, entrance hall, lounge, dining room, kitchen, bathroom. The first floor has three bedrooms. Externally, off road parking space, enclosed rear garden.



ENTRANCE

UPVC double glazed door, radiator.

LOUNGE

12'9" x 12'10" (3.9m x 3.9m)

UPVC double glazed bay window to the front, radiator, fireplace with inset gas fire. (maximum measurements into bay)

DINING ROOM

8'9" x 10'5" (2.7m x 3.2m)

UPVC double glazed window to the side elevation, radiator, internal window and arch to kitchen, under stairs storage cupboard with window to the side.

BATHROOM

Three piece suite comprising of WC, wash hand basin, panelled bath, radiator.

KITCHEN

10'2" x 15'1" (3.1m x 4.6m)

UPVC double glazed windows to the rear and UPVC double glazed window to the side elevation, range of fitted base and wall units, sink unit with taps over, space for cooker and space for washing machine, wall mounted boiler.

LANDING

UPVC double glazed window to the side elevation.





BEDROOM 1

12'9" x 12'10" (3.9m x 3.9m)

UPVC double glazed bay window to the front elevation, radiator. Measurement into bay).

Door to WC, two-piece suite comprising of WC, wash hand basin.

BEDROOM 2

6'7" x 10'1" (2m x 3.1m)

UPVC double glazed window to the rear elevation, radiator.

BEDROOM 3

7'1" x 8'1" (2.2m x 2.5m)

UPVC double glazed window to the rear, radiator.

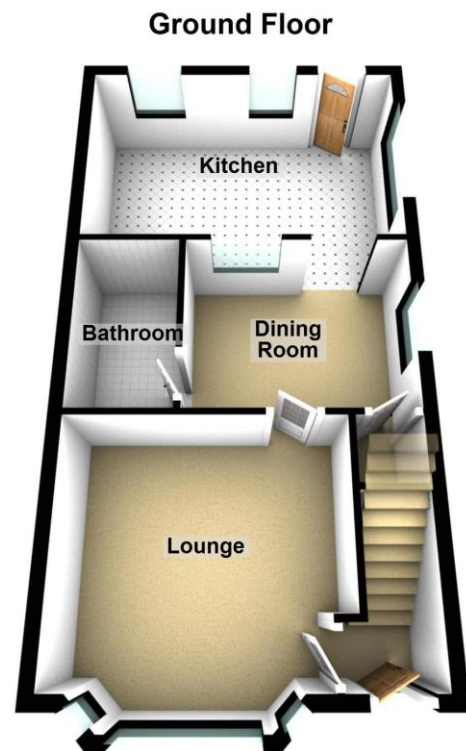
EXTERNALLY

Open plan to front, with off road parking space.

REAR: Enclosed by fencing, laid to lawn.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	58	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



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