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30 Cley Hall Drive, Spalding PE11 2EB

£339,500

BELVOIR!



Key Features

- > DETACHED FAMILY HOME
- > THREE BEDROOMS
- > LOUNGE, DINING AND FAMILY ROOM
- > UTILITY AND CLOAKROOM
- > GARAGE AND PARKING
- > GENEROUS GARDENS
- > Tenure: Freehold
- > EPC rating D



Belvoir incorporating Munton and Russell are pleased to offer for sale a three bedroom detached home, situated in one of the most desirable locations in the town. The property is well presented throughout and viewing is highly recommended. The Market Town of Spalding has a wealth of shopping, medical, leisure and schooling, easy access to main link roads, train service to Peterborough, which in turn offers a high-speed link to the City. The accommodation in brief comprises of, entrance hall, lounge, family room, dining room, kitchen, utility and cloakroom. To the first floor, three bedrooms, family bathroom. Externally ample off road parking, single garage, enclosed and generous rear garden.



ENTRANCE

Sealed unit double glazed door, radiator, stairs to first floor landing.

CLOAKROOM

UPVC double glazed window to the rear elevation, three-piece suite comprising of WC, wash hand basin, radiator, water softener, extractor.

LOUNGE

18'10" x 10'2" (5.7m x 3.1m)

UPVC double glazed bay window to the front elevation, glazed French doors and side panels to family room, feature fire place, radiator. (maximum measurements into bay)

FAMILY ROOM

12'5" x 8'1" (3.8m x 2.5m)

UPVC double glazed window to the rear and side elevations, UPVC double glazed French doors to the rear elevation, radiator

DINING ROOM

10'6" x 10'4" (3.2m x 3.1m)

UPVC double glazed bay window to the front elevation, radiator. (maximum measurements into bay)

KITCHEN

10'4" x 7'9" (3.1m x 2.4m)

UPVC double glazed window to the side elevation, range of fitted base and wall units, built in oven, hob and hood, sink unit with mixer taps over, space for dishwasher, radiator, tiled floor, wall mounted boiler.

UTILITY

13'3" x 6'6" (4m x 2m)

UPVC double glazed windows to the rear elevation, UPVC double glazed door to the side elevation, sink unit with taps over, space for washing machine, tumble dryer, fridge and freezer, radiator.





LANDING

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

BEDROOM 1

16'4" x 10'1" (5m x 3.1m)

UPVC double glazed window to the front and rear elevations, two radiators, vanity wash hand basin. (maximum measurements)

BEDROOM 2

10'2" x 8'8" (3.1m x 2.6m)

UPVC double glazed window to the front elevation, built in wardrobe, radiator.

BEDROOM 3

8'1" x 6'0" (2.5m x 1.8m)

UPVC double glazed window to the front elevation, radiator.

BATHROOM

UPVC double glazed window to the rear elevation, three-piece suite comprising of WC, wash hand basin, panelled bath with screen and shower over, heated towel rail, tiling to walls.

EXTERNALLY

Low wall to front, laid to lawn, gravel drive leading to garage. REAR: Extensive and well-maintained rear garden, enclosed by fence and hedging, patio area, lawn, mature borders, standing for summerhouse.

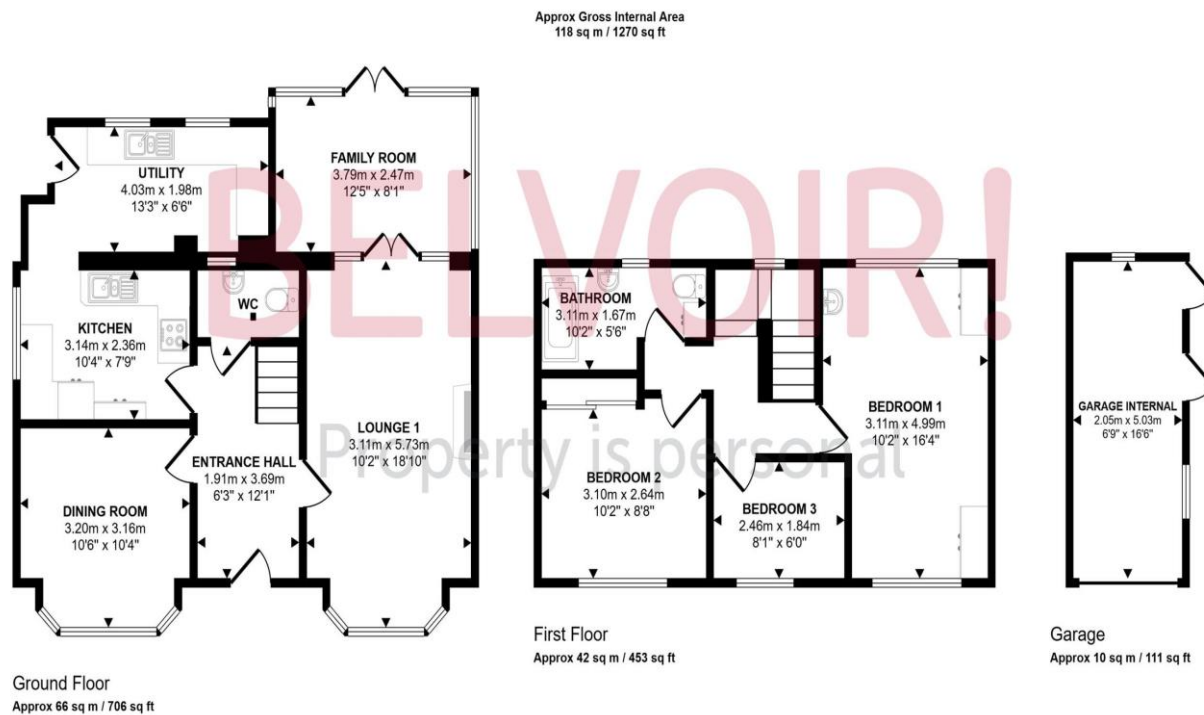
DETACHED GARAGE

16'6" x 6'9" (5m x 2.1m)

Electric up and over door, window to the rear and side elevations, two doors to the side elevation, light and power connected.



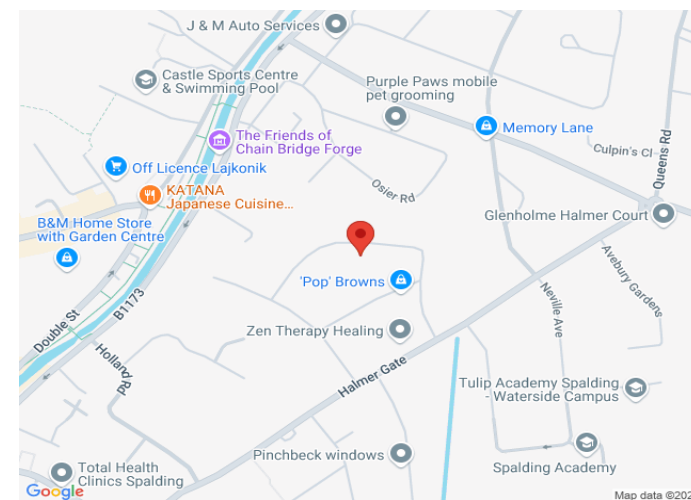




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM



Contact us today to arrange a viewing...

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