



2  1  1 

5 Georgette Gardens, Spalding PE11 1HT

**BELVOIR!**

£169,950





### Key Features

- > END TERRACE PROPERTY
- > TWO BEDROOMS
- > FITTED KITCHEN
- > GAS CENTRAL HEATING
- > OFF ROAD PARKING
- > REAR GARDEN
- > Tenure: Freehold
- > EPC rating U

Belvoir incorporating Munton and Russell are pleased to offer for sale this well presented end terrace property. Situated in a popular residential area of Spalding and within easy reach of local amenities including shops and schooling. The accommodation in brief comprises of, entrance hall, fitted kitchen, lounge. To the first floor, two bedrooms, shower room. Externally, off road parking, store, rear garden.

### ENTRANCE

UPVC double glazed door with porch over, stairs to first floor landing, radiator under stairs cupboard.

### KITCHEN

8'4" x 8'3" (2.5m x 2.5m)

UPVC double glazed window to the front elevation, range of fitted base and wall units, stainless steel sink unit with taps over, space for cooker, plumbing for washing machine, wall mounted central heating boiler.





## LOUNGE

15'9" x 11'2" (4.8m x 3.4m)

Patio doors to the rear elevation, UPVC double glazed window to the side elevation, radiator, feature fire surround.

## FIRST FLOOR LANDING

Access to loft space.

## BEDROOM 1

12'3" x 10'2" (3.7m x 3.1m)

UPVC double glazed window to the front elevation, over stairs storage cupboard, radiator.

## BEDROOM 2

9'3" x 8'0" (2.8m x 2.4m)

UPVC double glazed window to the rear elevation, radiator.

## SHOWER ROOM

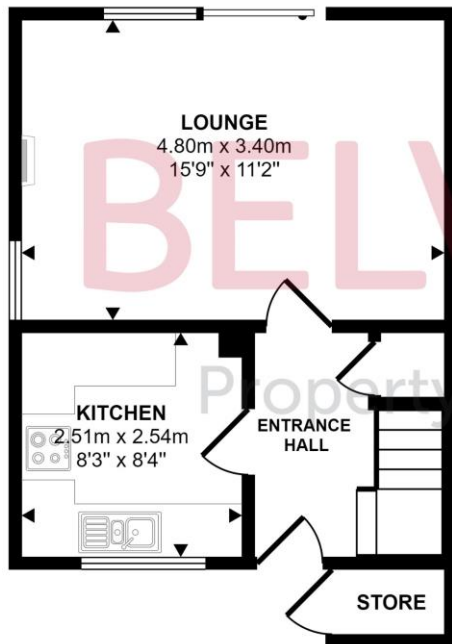
UPVC double glazed window to the rear elevation, three-piece suite comprising of WC, wash hand basin, shower cubicle, heated towel rail, tiling to walls.

## EXTERNALLY

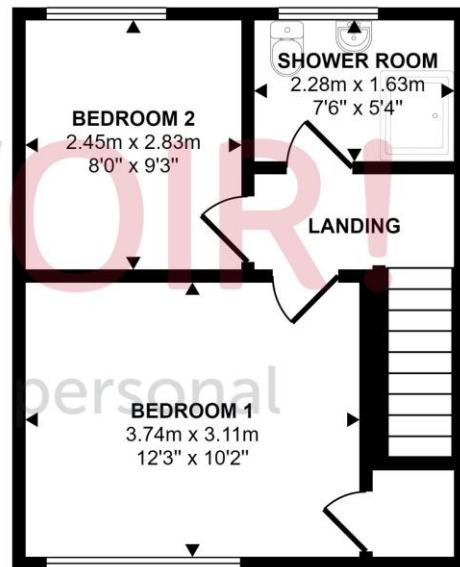
Drive way to the front leading to feature gravel area, gated access to the side, storage cupboard.

REAR: Enclosed with wall and fencing, block patio area, low maintenance gravel area, standing for storage shed.

Approx Gross Internal Area  
60 sq m / 645 sq ft

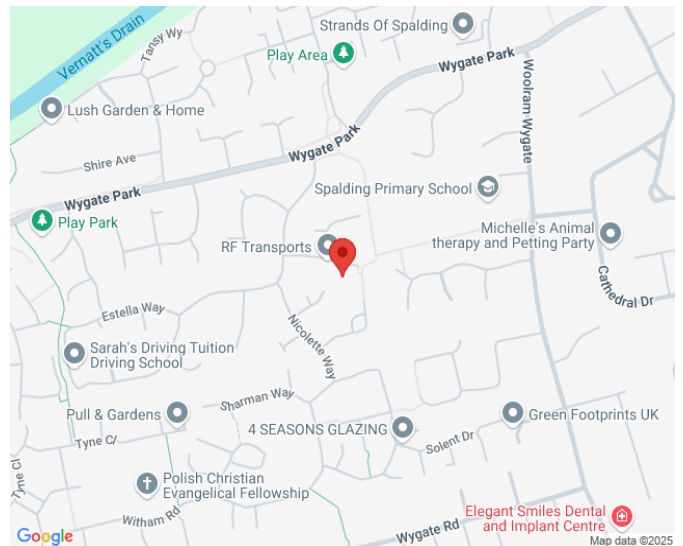


Ground Floor  
Approx 30 sq m / 326 sq ft



First Floor  
Approx 30 sq m / 319 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.



Contact us today to arrange a viewing...

# BELVOIR!

[www.belvoir.co.uk/spalding-estate-agents/](http://www.belvoir.co.uk/spalding-estate-agents/)

01775 722475