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24 Fen End Lane, Spalding PE12 6AD

£175,000

BELVOIR!



Key Features

- > SEMI DETACHED BUNGALOW
- > TWO BEDROOMS
- > LOUNGE AND DINING AREA
- > CONSERVATORY
- > GARAGE
- > GARDENS
- > Tenure: Freehold
- > EPC rating U



Belvoir incorporating Munton and Russell are pleased to offer for sale this two-bedroom semi-detached bungalow. The property is in need of renovation throughout but offers great potential and is situated in a popular residential area on the outskirts of Spalding. The accommodation in brief comprises of lounge, separate dining area, inner hall, two bedrooms, shower room, kitchen, rear lobby room, conservatory. Externally generous plot, ample off-road parking and garage.



PORCH

UPVC in construction, door to front. Internal door to:

LOUNGE

14'2" x 14'1" (4.3m x 4.3m)

UPVC double glazed window to the front elevation, feature fire surround with gas fire. Arch to:

DINING AREA

9'11" x 8'4" (3m x 2.5m)

UPVC double glazed window to the front elevation, wall mounted heater.

INNER HALLWAY

Airing cupboard housing hot water tank.

SHOWER ROOM

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

BEDROOM 1

12'0" x 10'4" (3.7m x 3.1m)

UPVC double glazed window to the rear elevation.

BEDROOM 2

9'0" x 8'5" (2.7m x 2.6m)

UPVC double glazed window to the side elevation.





KITCHEN

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

UPVC double glazed window to the rear elevation, base and wall units, cooker space, space for washing machine, sink unit, mounted gas fire.

REAR LOBBY

11'5" x 7'9" (3.5m x 2.4m)

Through to conservatory, storage cupboard.

CONSERVATORY

9'3" x 7'7" (2.8m x 2.3m)

UPVC double glazed construction, door to side elevation.

EXTERNALLY

Drive to garage, mature conifers.

REAR: Enclosed, standing for storage shed.

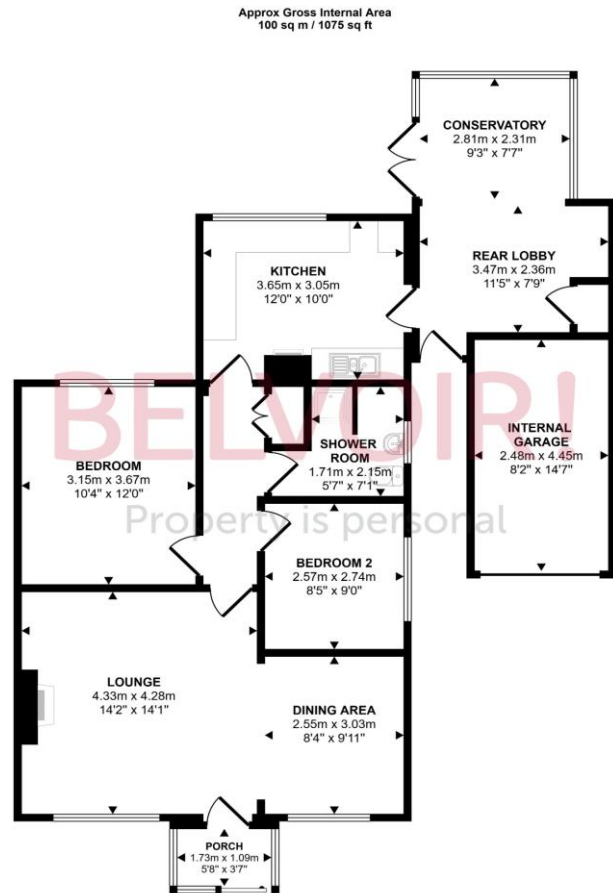
GARAGE

14'7" x 8'2" (4.4m x 2.5m)

Brick built, up and over door.





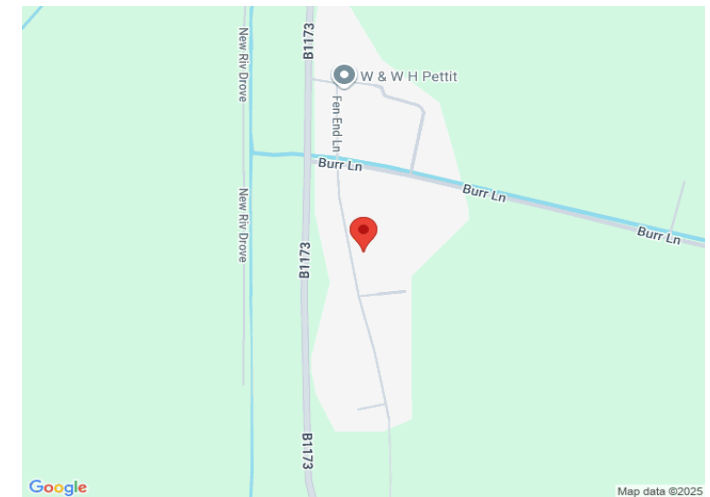


Floorplan

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 Maple Smart 360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

WWW.EPC4U.COM



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