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46 Thistle Gardens, Spalding PE11 1HJ

£185,000

BELVOIR!



Key Features

- > SEMI DETACHED HOME
- > THREE BEDROOMS
- > FITTED KITCHEN/DINER
 - > CLOAKROOM
 - > SUMMER HOUSE
- > OFF ROAD PARKING
 - > Tenure: Freehold
 - > EPC rating C



Belvoir incorporating Munton and Russell are pleased to offer for sale this well presented three bedroom semi detached home. It is well situated in the Market Town of Spalding within easy access of local amenities. The accommodation in brief comprises of, entrance hall, cloakroom, kitchen/diner, lounge. To the first floor, three bedrooms and shower room. Externally, off road parking, rear decked garden area and summerhouse. Viewing is highly recommended.



ENTRANCE

Storm Porch, Sealed unit double glazed door.

ENTRANCE HALL

Stairs to first floor, radiator, understairs cupboard.

CLOAKROOM

UPVC double glazed window to the front elevation, two-piece suite comprising of WC, wash hand basin, heated towel rail, tiling to wall and floor.

KITCHEN/DINER

13'9" x 7'3" (4.2m x 2.2m)

UPVC double glazed window to the front elevation, range of fitted base and wall units, built in oven hob and hood, space for washing machine, dishwasher, wall mounted boiler, tiled floor, radiator.

LOUNGE

14'6" x 9'11" (4.4m x 3m)

UPVC double glazed window to the rear elevation, french doors to the rear elevation, storage cupboard, radiator. (minimum measurements)





LANDING

Access to loft space.

BEDROOM 1

12'8" x 7'11" (3.9m x 2.4m)

Two UPVC double glazed windows to the front elevation, radiator, built in wardrobe, storage cupboard,

BEDROOM 2

8'4" x 7'9" (2.5m x 2.4m)

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

BEDROOM 3

6'11" x 6'6" (2.1m x 2m)

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

SHOWER ROOM

Three-piece suite comprising of re fitted WC, wash hand basin, shower, heated towel rail, tiling to walls and floor, extractor.



EXTERNALLY

FRONT: Open plan, allocated parking.

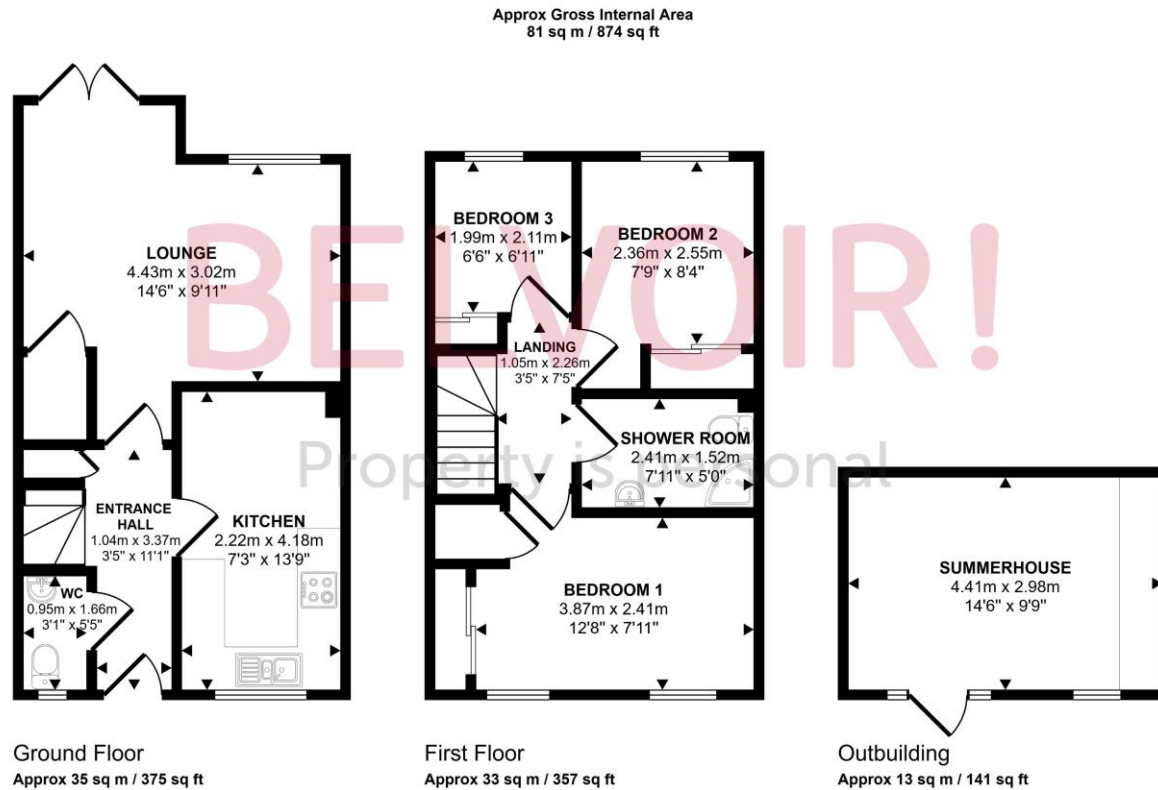
REAR: Enclosed by fencing, decked, gated side access.

SUMMERHOUSE


14'6" x 9'9" (4.4m x 3m)

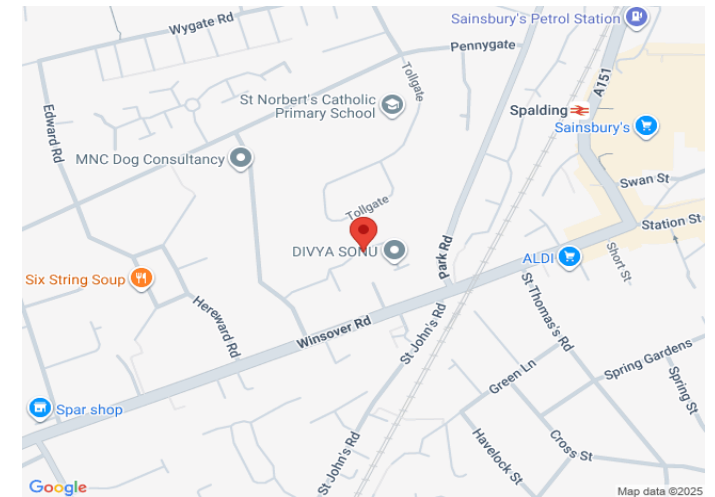
Door and window to the front, fitted units.





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	77	91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



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