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2 Betjeman Close, Spalding PE11 1NZ

£225,000

BELVOIR!



Key Features

- > MODERN SEMI DETACHED
 - > THREE BEDROOMS
 - > EN SUITE TO MASTER
 - > CLOAKROOM
 - > GARAGE
 - > GARDEN
 - > Tenure: Freehold
 - > EPC rating C



Belvoir incorporating Munton and Russell are pleased to offer for sale this well presented three-bedroom semi-detached home, situated in a popular residential area of Spalding. The accommodation in brief comprises of, entrance hall, lounge, fitted kitchen, cloakroom. To the first floor, three bedrooms, en suite and family bathroom. Externally, off road parking, enclosed rear garden and garage.



ENTRANCE

UPVC double glazed door with storm porch over, stairs to first floor landing, UPVC double glazed window to the front elevation, radiator.

LOUNGE

16'3" x 15'7" (4.96m x 4.74m)

UPVC double glazed window to the front elevation, UPVC double glazed window to the side elevation, radiator, feature fireplace. (maximum measurement into recess)

KITCHEN

12'4" x 9'5" (3.76m x 2.87m)

UPVC double glazed window to the rear elevation, UPVC double glazed door to the side elevation, range of fitted base and wall units, sink unit with mixer taps over, space for washing machine, dishwasher and fridge freezer, built in oven hob and hood, radiator.



CLOAKROOM

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

FIRST FLOOR LANDING

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

BEDROOM 1

10'4" x 9'3" (3.15m x 2.81m)

UPVC double glazed window to the front elevation, radiator.

EN SUITE

Three piece suite comprising of WC, wash hand basin, shower cubicle, radiator, extractor.



BEDROOM 2

9'7" x 7'2" (2.93m x 2.19m)

UPVC double glazed window to the rear elevation, radiator.

BEDROOM 3

10'3" x 6'1" (3.13m x 1.85m)

UPVC double glazed window to the front elevation, radiator.

BATHROOM

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

EXTERNALLY

FRONT: Open plan to front with drive leading to single semi-detached garage.

REAR: Enclosed by fencing, laid to lawn, patio area, gated access to front.

GARAGE

17'3" x 7'11" (5.27m x 2.41m)

Up and over door, personal door to side, light and power connected.

AGENTS NOTE

Service charge of £216.23 PA is payable.





Approx Gross Internal Area
86 sq m / 924 sq ft



Ground Floor
Approx 37 sq m / 400 sq ft

First Floor
Approx 36 sq m / 388 sq ft

Garage
Approx 13 sq m / 137 sq ft

Denotes head height below 1.5m

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	74	
(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	
WWW.EPC4U.COM			



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01775 722475