



3  1  2 

23 Bracken Road, Spalding PE11 4DL

£209,950

**BELVOIR!**



## Key Features

- > MODERN SEMI DETACHED
  - > THREE BEDROOMS
  - > EN SUITE TO MASTER
    - > CLOAKROOM
  - > OFF ROAD PARKING
  - > REAR GARDEN
  - > Tenure: Freehold
  - > EPC rating B

Belvoir incorporating Munton and Russell are pleased to offer for sale this modern and well presented semi detached home. Situated on the edge of the popular village of Surfleet, it has excellent access to main link roads and yet only a short drive to the Market town of Spalding which in turn has a wealth of shopping, schooling medical and leisure facilities. The accommodation in brief comprises of, entrance hall, cloakroom, lounge, kitchen/diner. To the first floor, three bedrooms with en suite to master, family bathroom. Externally generous rear garden and ample off road parking.



## ENTRANCE

Storm porch over sealed unit double glazed door, radiator.

## CLOAKROOM

Two piece suite comprising of WC, wash hand basin, radiator, extractor.

## LOUNGE

10'10" x 15'3" (3.3m x 4.6m)

UPVC double glazed window to the front and side elevation, two radiators, stairs to first floor landing, under stairs recess.

## KITCHEN/DINER

10'4" x 14'8" (3.1m x 4.5m)

UPVC double glazed French doors and UPVC double glazed window to the rear elevation, range of fitted base and wall units, 1 /12 bowl sink unit with mixer taps over, integrated fridge/freezer, integrated dishwasher, built in oven hob and hood, radiator. (maximum measurements)

## LANDING

Access to loft space.

## BEDROOM 1

8'2" x 9'6" (2.5m x 2.9m)

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

## EN SUITE

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





### **BEDROOM 2**

7'10" x 9'6" (2.4m x 2.9m)

UPVC double glazed to the front elevation, radiator.

### **BEDROOM 3**

6'5" x 8'3" (2m x 2.5m)

UPVC double glazed window to the front elevation, radiator.

### **BATHROOM**

UPVC double glazed window to the side elevation, three piece suite comprising of WC, wash hand basin, panelled bath with tap mixer shower over and screen, heated towel rail, extractor.

### **EXTERNALLY**

Open plan to the front with driveway to the side, gated access to the rear.

REAR GARDEN: Enclosed by fencing, laid to lawn.

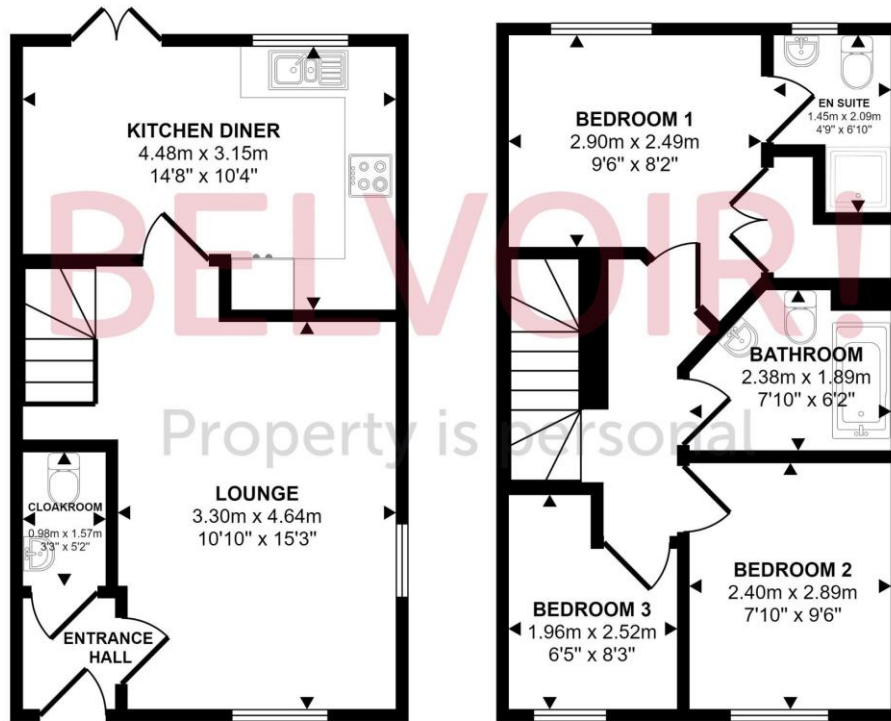
### **AGENTS NOTE**

The vendor has informed us that the property has a service charge of £335.25 PA.





Approx Gross Internal Area  
71 sq m / 762 sq ft



Ground Floor  
Approx 35 sq m / 377 sq ft

First Floor  
Approx 36 sq m / 385 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

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         | <b>95</b> |
| (81-91) <b>B</b>                            | <b>83</b>               |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |
| WWW.EPC4U.COM                               |                         |           |



Contact us today to arrange a viewing...

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