

Riverside Park, Spalding, Lincolnshire, PE11 2FQ.



Kitchen



Lounge



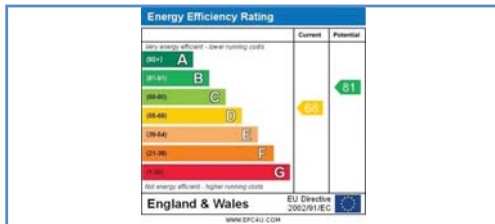
Dining Area



Bedroom



Low Maintenance Garden



Energy Performance Certificate

Draft details only may be subject to amendment  
None of the statements/measurements in these particulars should be relied on as representations of fact.  
Any applications/services mentioned should not be taken as a guarantee that they are in working order.

Registered in England and Wales company No. 012745964 Registered Office: 8 Francis Street, Spalding, Lincolnshire PE11 1AT

# Harrison Rose

Estate Agents

## FOR SALE



Detached four bedroom family home located in Spalding.

Riverside Park, Spalding, Lincolnshire, PE11 2FQ.

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- DINING AREA
- GARAGE & OFF ROAD PARKING
- LOW MAINTENANCE REAR GARDEN

**£259,995**



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Ref: S069

[www.harrisonroseproperty.com](http://www.harrisonroseproperty.com)

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## Ground Floor

### Entrance Hall

Entrance door, built-in storage cupboard, single radiator, stairs leading to landing, uPVC double glazed window to side, doors to:

**Lounge** 4.63m (15'2") x 4.27m (14')

UPVC bay window to front, feature gas fireplace, single radiator, open plan to:

**Dining Area** 3.13m (10'3") x 2.63m (8'8")

Single radiator, uPVC double doors to rear garden.

**Kitchen** 3.13m (10'3") x 2.75m (9')

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with mixer tap, , built-in oven with four ring gas hob and extractor hood over, built-in fridge and freezer, tiled flooring with ceiling spotlights, uPVC double glazed window to rear, door to:

**Utility** 3.04m (10') x 1.53m (5')

Fitted with a matching range of base and eye level units, built-in storage cupboard, single radiator, uPVC double glazed window to side, door leading to rear garden

### WC

Fitted with a two piece suite comprising a low-level WC and pedestal wash hand basin.

## First Floor

### Landing

UPVC double glazed window to side, built-in storage cupboard, single radiator, doors to:

**Bedroom 1** 3.52m (11'7") x 3.65m (12')

UPVC double glazed window to front, single radiator, built-in wardrobe, door to:

### En-suite

Fitted with a three piece suite comprising a separate shower, pedestal wash hand basin and low-level WC, tiled splashbacks, heated towel rail, single radiator, uPVC frosted double glazed window to side.

**Bedroom 2** 3.14m (10'4") x 2.66m (8'9")

UPVC double glazed window to rear, single radiator.

**Bedroom 3** 2.89m (9'6") x 2.54m (8'4")

UPVC double glazed window to front, built-in storage cupboard.

**Bedroom 4** 2.33m (7'8") x 2.21m (7'3")

UPVC double glazed window to rear, door to:

### Bathroom

Fitted with a three piece suite comprising a bath with shower over, pedestal wash hand basin and low-level WC, tiled splashbacks, heated towel rail, single radiator, uPVC frosted double glazed window to rear.

### Outside

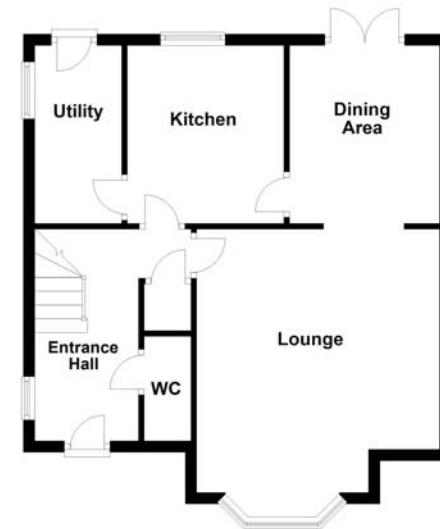
The front of the property is laid to decorative slate chippings, pathway leading to front entrance door, driveway to the side allowing for off road parking, access to garage via up and over door, external lighting. Low maintenance garden, mainly laid to astro with a patio area, timber decking to the rear allowing for entertaining.

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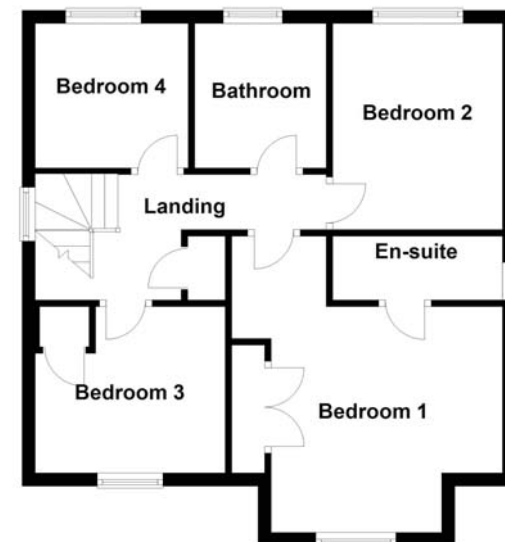
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- Call today to arrange your free valuation -

Ground Floor



First Floor



- To arrange a viewing, please call us 01733 202525 -