

Ladywood Road, Spalding, Lincolnshire, PE11 2DA.



Lounge



Kitchen



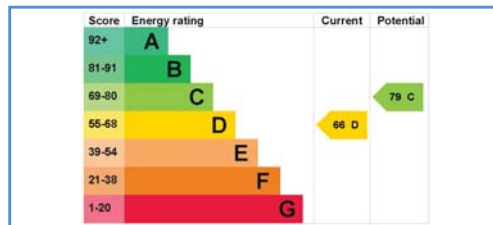
Dining Room



Bedroom One



Rear Aspect



Energy Performance Certificate

Harrison Rose

Estate Agents

FOR SALE



Detached four bedroom family home located in Spalding.

Ladywood Road, Spalding, Lincolnshire, PE11 2DA.

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- GARAGE & OFF ROAD PARKING
- ENCLOSED REAR GARDEN

£289,995



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www.harrisonroseproperty.com

Registered in England and Wales company No. 012745964 | Registered Office: 8 Francis Street, Spalding, Lincolnshire PE11 1AT | VAT No. 381 2928 82

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Ground Floor

Porch

UPVC double glazed window to front and side, door to:

Hall

Window to front, radiator, telephone point, coving to textured ceiling, stairs leading to landing, door to:

Lounge 4.61m (15'1") x 3.78m (12'4")

UPVC double glazed window to front, double radiator, TV point, coving to textured ceiling.

Kitchen/Diner 5.03m (16'6") x 3.53m (11'7")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink with mixer tap, space for fridge/freezer, dishwasher and cooker, built-in storage cupboard/ pantry, double radiator, doors to:

Dining Room 3.53m (11'7") x 2.98m (9'9")

UPVC double glazed window to rear, laminate flooring, coving to textured ceiling.

Utility 2.75m (9') x 2.28m (7'5")

Fitted with a matching range of base and eye level units with worktop space over, space for washer and dryer, double radiator, uPVC double glazed window to rear, door to rear garden.

First Floor

Landing

Doors to:

Bedroom 1 4.30m (14'1") x 3.33m (10'11")

UPVC double glazed window to front, radiator, coving to textured ceiling.

Bedroom 2 3.87m (12'8") x 3.33m (10'11")

UPVC double glazed window to rear, radiator, coving to textured ceiling, access to loft, built-in wardrobes, airing cupboard.

Bedroom 3 4.86m (15'11") x 2.88m (9'6")

Two uPVC double glazed windows to front, built-in wardrobe, two radiators.

Bedroom 4 2.97m (9'8") max x 2.31m (7'6")

UPVC double glazed window to rear, radiator, coving to textured ceiling.

Bathroom

Fitted with a three piece suite comprising a bath with handheld shower, pedestal wash hand basin and low-level WC, heated towel rail, ½ height wall tiling, tiled flooring, uPVC double glazed window to rear.

Shower Room

Fitted with a three piece suite comprising a shower enclosure, low level WC and wash hand basin, ½ height tiling, heated towel rail, tiled flooring.

Outside

The front of the property is mainly laid to lawn with a mixture of shrubs and bushes to border. Driveway allowing for off road parking leading to garage, side gate.

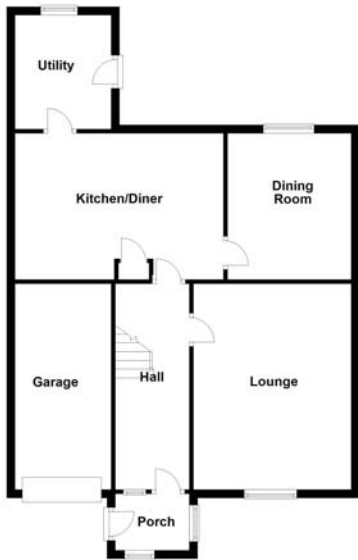
Enclosed rear garden with a lawned and a patio area, feature pond area with paving surround. Raised planters to the side, external tap.

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- Call today to arrange your free valuation -

Ground Floor



First Floor



This floorplan has been drawn for illustration purposes only. Prospective purchasers should seek independent confirmation.

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