



Ladywood Road, Spalding PE11 2DA

welcome to

Ladywood Road, Spalding

**** NO ONWARD CHAIN **** A fantastic slightly extended three bedroom detached family home located in this popular and sought after residential area and within walking distance for most into the centre on Spalding



Entrance Porch

UPVC door & double glazed windows to the front aspect. Door leading into the garage.

Hallway

Wood effect flooring with access to living room & kitchen.

Living Room

15' 3" x 12' 3" (4.65m x 3.73m)

UPVC double glazed window to the front aspect. TV point & sockets. Radiator. Access into the dining room

Dining Room

11' 5" x 9' 8" (3.48m x 2.95m)

UPVC door to the rear aspect. Radiator & lights. Serving hatch into the kitchen.

Kitchen

15' 5" x 7' (4.70m x 2.13m)

UPVC double glazed window to the rear aspect. Eye & base level kitchen cupboard. Oven, hob & extractor. Sink with drainer. Access into a large pantry with plumbing for washing machine. Access into the utility room.

Utility Room

7' 6" x 5' 11" (2.29m x 1.80m)

Access into cloak room and UPVC door with access to the rear garden, Radiator & lights,

Landing

UPVC double glazed window to the side aspect. Laid to carpet, access into all bedrooms and bathroom. Loft access.

Bedroom One

14' 1" x 11' (4.29m x 3.35m)

UPVC double glazed window to the front aspect. Laid to carpet. TV point, sockets & lights.

Bedroom Two

12' 9" x 11' (3.89m x 3.35m)

UPVC double glazed window to the rear aspect. Laid

to carpet. TV point, sockets & lights. Housed boiler

Bedroom Three

9' 2" x 7' 4" (2.79m x 2.24m)

UPVC double glazed window to the front aspect. Laid to carpet. Sockets & lights.

Bathroom

UPVC frosted glass to the rear aspect. Three piece bathroom suit with shower over bath. radiator.

Garage

Slightly extended to the front. Up and over garage door with power. Internal access from the front porch.

Exterior

To the front there is ample off road parking and the option for more with front gravelled. Side access leading to the private, enclosed and laid to lawn garden which is of a good size.



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welcome to

Ladywood Road, Spalding

- THREE BEDROOM DETACHED HOUSE
- GAS CENTRAL HEATING
- AMPLE OFF ROAD PARKING
- NO ONWARD CHAIN
- SINGLE GARAGE

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG112574 - 0009

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