



7 SHEILA CRESCENT SPALDING, PE11 1LE

£155,000
FREEHOLD

Welcome to this charming semi-detached house located on Sheila Crescent in the lovely town of Spalding. This property boasts a spacious reception room, perfect for entertaining guests or relaxing with your family. With three cosy bedrooms and two bathrooms, there is plenty of space for everyone to enjoy.

One of the highlights of this property is the en-suite bathroom attached to the master bedroom, providing a touch of luxury and convenience. The off-road parking ensures that you will always have a convenient place to park your vehicle, making coming home a breeze.

The courtyard garden is a delightful space where you can enjoy some fresh air, plant your favourite flowers, or simply unwind after a long day. Being chain-free, this property offers you the flexibility to make it your own without any hassle.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and envision the possibilities that this property holds for you and your loved ones.

7 SHEILA CRESCENT

- Three Bedrooms • Chain Free • Perfect Buy To Let or First Time Buyers • Low Maintenance Rear Garden • Great investment opportunity • Close to town centre • 3 Bedrooms and 2 bathrooms • Viewing by appointment only



Summary

Welcome to this charming semi-detached house located on Sheila Crescent in the lovely town of Spalding. This property boasts a spacious reception room, perfect for entertaining guests or relaxing with your family. With three cosy bedrooms and two bathrooms, there is plenty of space for everyone to enjoy.

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ENTRANCE HALL

UPVC glazed entrance door leading to stairs, radiator, ceiling light, door to:

Lounge

Bay window to front, fireplace, door to:

LOUNGE/DINER

UPVC bay window to front elevation, feature fireplace and built in storage cupboards, radiator, laminate flooring, ceiling light - a large and light family room

KITCHEN

UPVC glazed door to side elevation, matching base and eye level units with integrated gas hob and electric oven with extractor over, space for washing machine and fridge freezer, under stairs cupboard, ceramic tiled floor and wall, stainless steel sink and drainer, wall mounted gas boiler (in cabinet), door to:

BATHROOM DOWNSTAIRS

Modern matching suite with shower and screen over bath, low level W C, hand wash basin, ceramic tiled floor, inset ceiling light

LANDING

window to side elevation, carpet, loft access, doors to:

MASTER BEDROOM

UPVC bay window to front elevation. radiator, carpet, over stairs storage / wardrobe, ceiling light, door to:

ENSUITE

Modern matching suite with low level

WC, hand wash basin, large shower cubicle, carpet, heated towel rail, ceiling light

BEDROOM 2

window to rear elevation, radiator, carpet, ceiling light

BEDROOM 3

UPVC window to rear elevation, radiator, carpet, ceiling light

OUTSIDE

The property is approached over shared driveway with allocated parking for two vehicles to the side.

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ADDITIONAL INFORMATION

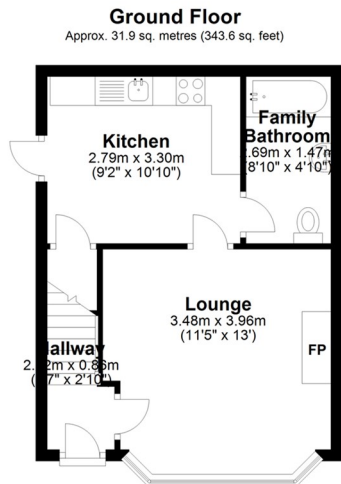
Local Authority – South Holland

Council Tax – Band A

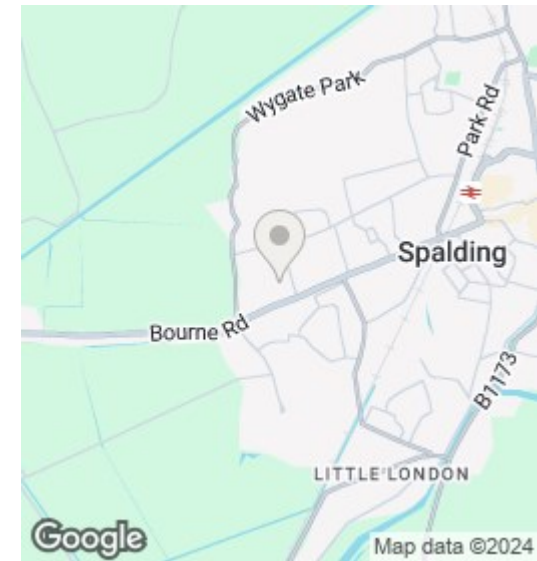
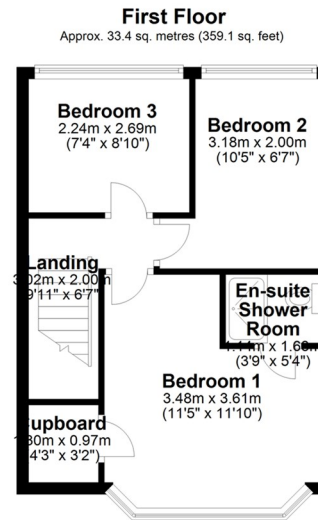
Viewings – By Appointment Only

Floor Area – 712.00 sq ft

Tenure – Freehold



Total area: approx. 65.3 sq. metres (702.7 sq. feet)
7 shelia



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	67	
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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