



11 HARRIET CLOSE

SPALDING, PE12 9QU

£155,000
FREEHOLD

Modern mid-terrace house in a quiet Sutton Bridge cul-de-sac, offering three bedrooms, gas central heating, UPVC double glazing, and a rear garden. The property requires refurbishment to décor, kitchen basics, carpets, and paintwork, but features a brand-new bathroom—ideal for buyers seeking a modernisation project.



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- Peaceful cul-de-sac location in Sutton Bridge
- Three well-proportioned bedrooms
- Spacious lounge with French doors to rear garden
- Kitchen/breakfast room with plumbing for appliances
- Ground-floor cloakroom for convenience
- Brand-new bathroom with shower over bath
- Gas central heating and UPVC double glazing
- Allocated parking space and gravelled front garden
- Enclosed rear lawned garden with shed
- Requires updating to décor, carpets, kitchen, and paintwork



Summary

Modern mid-terrace house set in a peaceful cul-de-sac location in Sutton Bridge. This three-bedroom property offers well-proportioned accommodation across two floors, including an Entrance Hall, Kitchen/Breakfast Room, Cloakroom, Lounge, three Bedrooms, and a Bathroom. Benefiting from UPVC double-glazed windows and doors, gas central heating, and a rear garden, the house is ready for a new owner to add their personal touch.

The property requires refurbishment to décor, basic kitchen updates, carpets, and paintwork throughout, providing an excellent opportunity for modernisation. A brand new bathroom has recently been fitted, offering a fresh and contemporary space.

Entrance Hall:

UPVC entrance door with leaded light coloured panel. Laminate flooring, coved and textured ceiling, radiator, and telephone point.

Cloakroom:

Low-level WC and wash hand basin with tiled splashback. Window to front, radiator, and coved and textured ceiling.

Kitchen/Breakfast Room: 9'8" x 13'11" (2.95m x

4.24m)

Range of wall and base units with stainless steel sink, rolled-edge worktops, and tiled splashbacks. Cooker extractor hood, plumbing for automatic washing machine and dishwasher. Radiator, wall-mounted gas-fired boiler for central heating and hot water. Coved and textured ceiling with fluorescent light. Glass-panelled door to hallway and vinyl flooring.

Lounge: 13'2" x 16'11" (4.01m x 5.16m)

Window and French doors to rear, two wall light points, radiator, and TV point. Coved and textured ceiling with built-in under-stairs storage cupboard. Panelled glazed door to hallway.

First Floor Landing:

Stairs from hallway with built-in airing cupboard and loft access. Coved and textured ceiling.

Bedroom 1: 9'9" x 15'2" (2.97m x 4.62m)

Window to front, radiator, and coved and textured ceiling.

Bedroom 2: 9'9" x 12' (2.97m x 3.66m)

Window to rear, radiator, and coved and textured

ceiling.

Bedroom 3: 6'10" x 8'10" (2.08m x 2.69m)

Window to rear, radiator, and coved and textured ceiling.

Bathroom:

Brand new suite comprising panelled bath with shower over, wash hand basin, and low-level WC. Fully tiled walls, window to front, and radiator.

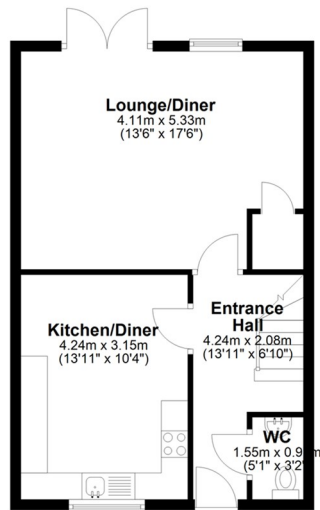
Outside:

The property is set back behind a gravelled foregarden with pathway to the entrance door and an allocated parking space to the front. Cold water tap. The rear garden is laid to lawn with borders, includes a garden shed, and has a right of way providing access to Harriet Close.

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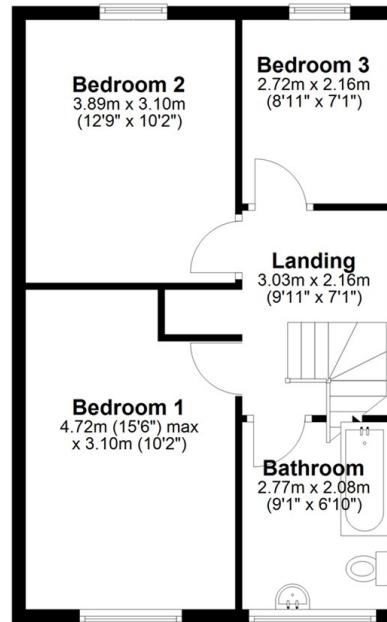


Ground Floor
Approx. 45.1 sq. metres (485.2 sq. feet)



Total area: approx. 91.5 sq. metres (985.1 sq. feet)
11 Harriet Close

First Floor
Approx. 46.4 sq. metres (499.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	81
(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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