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## 3 Haarlem Court, Spalding PE11 3EH

**£122,950 Freehold**

- Ideal First Time Buy/Investment
- No Chain
- Popular Town Location
- Gas Central Heating
- Lounge, Bathroom, Double Bedroom, Bathroom

Well presented one bedroom house situated close to the town centre. Lounge, kitchen diner, double bedroom and bathroom. Low maintenance rear garden.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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### **ACCOMMODATION**

Canopy storm porch with obscured UPVC double glazed door leading into:

### **LOUNGE**

12' 4" x 14' 7" (3.78m x 4.45m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, smoke alarm, double radiator, BT point, TV point, central heating thermostat, understairs storage cupboard, glazed door into:

### **KITCHEN DINER**

7' 10" x 12' 4" (2.40m x 3.77m) UPVC double glazed window to the rear elevation, obscured UPVC double glazed door to the rear elevation, coved and textured ceiling, centre spotlight fitment, laminate flooring, radiator, wall mounted Baxi gas boiler, fitted with a range of base and eye level units, work surfaces over, tiled splashbacks, inset stainless steel sink with taps, plumbing and space for washing machine, space for fridge, freestanding Zanussi electric cooker.





From the Lounge the staircase rises to:

#### **FIRST FLOOR LANDING**

Coved and textured ceiling, centre light point, access to loft space, smoke alarm, door into:

#### **MASTER BEDROOM**

11' 6" x 12' 4" (3.52m x 3.76m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator, BT point.

#### **BATHROOM**

7' 9" x 12' 3" (2.38m x 3.75m) Obscured UPVC double glazed window to the rear elevation, coved and textured ceiling, centre spotlight fitment, extractor fan, stainless steel heated towel rail, storage cupboard off housing hot water cylinder, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap, bath with central mixer tap and fitted Triton power shower over, shower curtain and rail.



#### **EXTERIOR**

The front garden is laid to lawn with shrub borders and paved pathways.

#### **REAR GARDEN**

Designed for ease of maintenance, fenced boundaries, wooden garden shed.

#### **ALLOCATED PARKING SPACE**

#### **DIRECTIONS**

Leave Spalding along Winsover Road, over the level crossing and turning immediately left into St Johns Road. At the 'T' junction turning left into Hawthorn Bank and right into The Parkway. Turn left into Aalsmeer Rise and then right into Haarlem Court.

#### **AMENITIES**

The property is situated close to the popular St. Johns Primary School and the town centre is within easy walking distance and offers a full range of shopping, banking, leisure, commercial, educational, medical facilities along with bus and railway stations. Peterborough is 18 miles to the south and has a fast train link with London's Kings Cross minimum journey time 50 minutes. The property is situated within walking distance of St John the Baptist CE Primary School.



**TENURE** Freehold

**SERVICES** All Mains

**COUNCIL TAX BAND A**

**LOCAL AUTHORITIES**

South Holland District Council 01775 761161  
Anglian Water Services Ltd. 0800 919155  
Lincolnshire County Council 01522 552222

**PARTICULARS CONTENT**

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**Ref: 16713**

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

**ADDRESS**

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PE11 1BS

**CONTACT**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		