



South Parade, Spalding PE11 2YJ

welcome to

South Parade, Spalding

***DON'T MISS OUT - CHARACTER PROPERTY - NO CHAIN!!* THREE BEDROOM DETACHED HOUSE SITUATED WITHIN THE POPULAR MARKET TOWN OF SPALDING BOASTING WALKING DISTANCE TO TOWN CENTRE**



Entrance Porch

Entrance door to front aspect. Tiled flooring.

Lounge

11' 11" x 17' 10" (3.63m x 5.44m)

Carpeted flooring, radiator, TV point.

Double glazed window

Staircase leading to the first floor accomodation

Dining Room

11' 11" x 11' 11" (3.63m x 3.63m)

Feature gas fireplace with surround, radiator.

Double glazed window.

Kitchen / Dining Room

7' 10" x 6' 6" (2.39m x 1.98m)

Aluminum window to side and rear aspects. One wooden window overlooking into the garden room. Base and wall units with work surface over. Part tiled splashback walls. Wall mounted boiler. Stainless steel sink with drainer and tap over. Space for freestanding oven with extractor hood over. Space and plumbing for washing machine. Space for tumble dryer. Space for freestanding fridge freezer. Vinyl flooring. Radiator.

Garden Room

11' 11" x 8' 2" (3.63m x 2.49m)

Tiled flooring

Double glazed window to the rear aspect.

Double glazed sliding patio doors to the side aspect.

Cloakroom

Tiled flooring, radiator, wash hand basin and WC.

Partly tiled.

Wooden window.

Wet Room

Fully tiled, heated towel rail, shower;.

Double glazed window

First Floor Landing

Loft access, radiator

Double glazed window

Bedroom One

12' x 12' (3.66m x 3.66m)

Carpeted flooring, radiator

Double glazed window

Bedroom Two

11' 11" x 11' 11" (3.63m x 3.63m)

Carpeted flooring, radiator

Double glazed window

Bedroom Three

7' 10" x 9' 11" (2.39m x 3.02m)

Carpeted flooring, radiator

Double glazed windows

Bathroom

Upvc window to side elevation. Tiled flooring. Tiled walls. Corner bath. Wash hand basin. Toilet. Radiator. Airing cupboard.

Exterior

A small garden with a multitude of plants and bushes, and a pathway leads directly to the front door.

Rear Garden:

Enclosed laid to lawn garden comprising of a small area with a path that winds around it, bordered by shrubbery.

Single Garage

Up and over door, power and lighting



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South Parade, Spalding

- THREE BEDROOM DETACHED CHARACTER PROPERTY
- WALKING DISTANCE TO TOWN CENTRE
- WELL-PRESENTED THROUGHOUT
- ENCLOSED REAR GARDEN
- SINGLE GARAGE

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG112361 - 0004

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