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44 Honeysuckle Way, Spalding, Lincolnshire, PE11 3LU

£169,950 Freehold

- Modern Semi Detached House
- Two Double Bedrooms
- Established Gardens
- Off Road Parking
- Well Presented Throughout

This modern semi detached property offers spacious accommodation with front and rear gardens, UPVC windows and gas central heating. The property is offered for sale with no onward chain and has new carpets/flooring throughout. Inspection is highly recommended.

SPALDING 01775 766766 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



Half glazed UPVC front entrance door opening into:

RECEPTION HALL 10' 2" x 6' 8" (3.12m x 2.05m) overall including stairwell. Fitted door mat, fitted carpet, coved and textured ceiling, ceiling light, smoke alarm, under stairs store cupboard, radiator. Staircase off. Central heating the mostat control, door to:

FITTED KITCHEN 8' 9" x 6' 4" (2.67m x 1.95m) Modern vinyl flooring, range of fitted base cupboards and drawers, roll edge roll tops, individual wall tiling, matching eye level wall cupboards, cooker hood above the 4 burner gas hob and fitted electric oven, wall mounted Baxi gas fired central heating boiler, coved and textured ceiling, recessed ceiling lights, single drainer stainless steel sink unit, plumbing and space for washing machine, further appliance space, UPVC window, radiator.



CLOAKROOM 6' 1" x 2' 11" (1.87m x 0.90m) Two piece suite comprising low level WC and corner bracket hand basin, radiator, obscure glazed UPVC window, modern vinyl floor covering.



LOUNGE DINER 12' 11" x 9' 9" (3.96m x 2.98m) plus 1.28 x 2.00 Wood grain effect laminate flooring, coved and textured ceiling, two ceiling lights, UPVC window and pair of UPVC glazed French doors to the rear elevation, radiator, TV point. From the reception hall, the carpeted staircase rises to:

FIRST FLOOR LANDING Coved and textured ceiling, smoke alarm, ceiling light, built in linen cupboard with radiator and shelving. Doors arranged off to:

BEDROOM 1 12' 2" x 10' 6" (3.71m x 3.22m) (max). Fitted carpet, radiator, two UPVC windows to the front elevation, coved and textured ceiling, ceiling light, TV point, large over stairs storage cupboard.

BEDROOM 2 9' 9" x 8' 9" (2.98m x 2.69m) Fitted carpet, radiator, access to loft space, coved and textured ceiling, ceiling light, UPVC window to the rear elevation.



BATHROOM 7' 0" x 6' 7" (2.14m x 2.01m) Panel bath with mixer tap and shower attachment, tiled surround, low level WC, pedestal wash hand basin, shaver point, recessed ceiling lights, coved and textured ceiling, extractor fan, radiator, modern vinyl flooring, obscure glazed UPVC window.

EXTERIOR The property has a neat, lawned garden to the front with pathway and a fenced outer boundary, hand gate giving access to:

ENCLOSED REAR GARDEN Paved patio, lawn freshly bark chipped area on a stocked border and garden shed. The garden is enclosed by a close boarded timber fence to the side and rear boundaries affording a good level of privacy whilst offering scope for incoming buyers.



ALLOCATED PARKING 2 allocated parking spaces situated in the parking area just a few yards away from the property.

DIRECTIONS From Spalding proceed in a westerly direction along Winsover Road continue on to Bourne Road, at the Monks House traffic lights turn left at the crossroads into The Broadway. Proceed without deviation down to the roundabout taking the first exit then turning left into Honeysuckle Way, continue and the property is situated on the right hand side indicated by the agents for sale sign.

AMENITIES Local schools and shops within easy access of the property and the town centre is just over a mile away offering a full range of shopping, banking, leisure, commercial, educational and medical facilities.



THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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: 17981

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.

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