



## 20 KNIPE AVENUE

SPALDING, PE11 2YE

**£170,000**  
**FREEHOLD**

Offered chain free, this deceptively spacious three-bedroom mid-terrace home is an excellent opportunity for first-time buyers and investors alike. The property benefits from a bright and airy open-plan lounge and kitchen, a versatile ground floor bedroom or home office, two well-proportioned first floor bedrooms, and a modern family bathroom. Externally, the home boasts a fully enclosed rear garden with decking area ideal for entertaining, along with off-road parking to the front.

# 20 KNIPE AVENUE

- Chain free purchase
- Three bedroom mid-terrace house
- Deceptively spacious throughout
- Open plan lounge and kitchen area
- Versatile ground floor bedroom/office
- Two further bedrooms to first floor
- Principal bedroom with built-in storage
- Modern family bathroom with freestanding bath
- Fully enclosed rear garden with decking
- Off-road parking via gravel driveway



## Description

Sedge Estate Agents are delighted to offer this deceptively spacious three-bedroom mid-terrace home, benefitting from off-road parking and a generous rear garden.

The property welcomes you via an entrance hall, leading through to a bright and open-plan lounge and kitchen area—ideal for modern living. The kitchen is well-equipped with a range of wall and base units, solid wood worktops, and space for appliances. From here, there is access to a versatile ground floor bedroom, perfect for guests, a home office, or additional living space.

Upstairs, the first floor offers two well-proportioned bedrooms, including a spacious principal bedroom with built-in storage. A contemporary family bathroom completes the accommodation.

Externally, the property features a fully enclosed rear garden, mainly laid to lawn with a decking area—perfect for outdoor entertaining—alongside raised flower beds and a garden shed. To the front, a gravel driveway provides convenient off-road parking.

## Rooms

### LOUNGE

12' 6" x 10' 1" (3.81m x 3.07m)

Bright and welcoming space with a UPVC double glazed bay window to the front aspect, radiator, laminate flooring, ceiling light, and power points.

### KITCHEN

13' 11" x 8' (4.24m x 2.44m)

Fitted with a range of eye and base level units, solid wood worktops, ceramic sink with mixer tap, and tiled splashbacks. Space for cooker, fridge freezer, washing machine, and dishwasher. Radiator, tiled flooring, two ceiling lights, and door leading to the ground floor bedroom.

### REAR PORCH

8' 8" x 3' 9" (2.64m x 1.14m)

With UPVC double glazed door providing access to the rear garden, laminate flooring, and ceiling light.

### LANDING

With loft access.

### BEDROOM ONE

12' 7" x 10' 11" (3.84m x 3.33m)

Spacious double bedroom with UPVC double glazed window to the front aspect, built-in storage, radiator, carpet flooring, ceiling light, and power points.

### BEDROOM TWO

10' x 7' 7" (3.05m x 2.31m)

UPVC double glazed window to the rear aspect, radiator, carpet flooring, ceiling light, power points, and airing cupboard.

**BEDROOM THREE (GROUND FLOOR)**  
9' 9" x 8' 7" (2.97m x 2.62m)

Versatile ground floor bedroom with UPVC double glazed window to the rear aspect, radiator, laminate flooring, ceiling light, and power points.

### BATHROOM

Fitted with a freestanding bath, vanity wash hand basin, low-level WC, and heated towel rail. Finished with laminate flooring and a UPVC double glazed window to the rear aspect.

### OUTSIDE

### REAR GARDEN

Fully enclosed and mainly laid to lawn, featuring a decking area, raised flower beds, and garden shed.

### FRONT

Gravel driveway providing off-road parking.

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### ADDITIONAL INFORMATION

**Local Authority** – South Holland

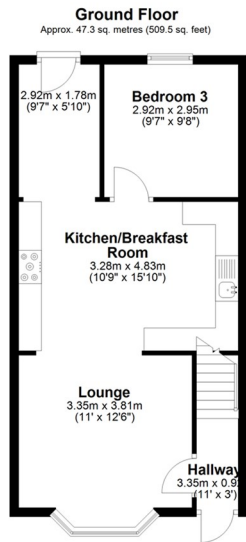
**Council Tax** – Band C

**Viewings** – By Appointment Only

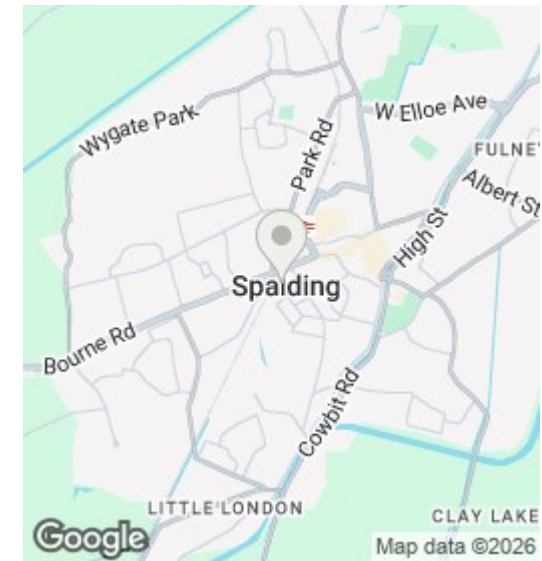
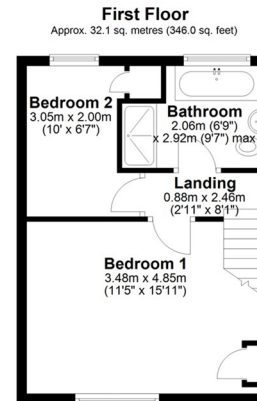
**Floor Area** – sq ft

**Tenure** – Freehold





Total area: approx. 79.5 sq. metres (855.6 sq. feet)  
**20 Knipe Avenue**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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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