



Knipe Avenue, Spalding PE11 2YE

welcome to

Knipe Avenue, Spalding

Three bedroom semi-detached property, WALKING DISTANCE TO TOWN & NEEDING COSMETIC UPDATING. Lounge & KITCHEN DINER. Downstairs shower room with MODERN THREE PIECE SUITE & en-suite WC to master bedroom. Low maintenance gravel frontage & fully enclosed rear garden with UNDERCOVER SEATING AREA



Entrance Hall

Having stairs to the first floor.

Lounge

11' 3" x 13' 6" (3.43m x 4.11m)

Comprising of solid wood flooring.

Kitchen/ Diner

10' x 15' 4" (3.05m x 4.67m)

Having wall and base units. One and a half bowl stainless steel sink. Integrated electric oven, four ring induction hob. Space for a fridge freezer and dishwasher. Tiled flooring. Door leading to the garden. Door leading to the under stair cupboard.

Bedroom One

11' x 12' (3.35m x 3.66m)

Comprising of Laminate flooring.

En-Suite

3' 7" x 6' (1.09m x 1.83m)

Having a W/C. Inset sink.

Bedroom Two

8' 1" x 10' 1" (2.46m x 3.07m)

Comprising of laminate flooring.

Bedroom Three

7' 1" x 7' 2" (2.16m x 2.18m)

Comprising of laminate flooring.

Bathroom

9' 10" x 6' (3.00m x 1.83m)

Having a W/C. Inset sink. Walk in shower with dual head electric shower. Heated towel rail. Tiled walls.

Exterior

Front: Side gate to the rear

Rear: Enclosed by fencing. Large under cover decking area. Lawn. Timber garden shed. Outside tap.



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welcome to

Knife Avenue, Spalding

- THREE BEDROOM SEMI DETACHED PROPERTY NEEDING SOME COSMETIC UPDATING
- LOUNGE & KITCHEN DINER
- MODERN DOWNSTAIRS SHOWER ROOM
- FULLY ENCLOSED REAR GARDEN WITH UNDERCOVER SEATING
- CLOSE TO TOWN CENTRE & AMENITIES

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG113232 - 0002

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