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134 Winsover Road, Spalding PE11 1HE

£140,500 Freehold

- Semi-Detached House
- 3 Bedrooms
- Lounge and Dining Room
- No Onward Chain
- Generous Sized Rear Garden

Spacious red brick semi-detached house with 3 bedrooms, 2 reception rooms and generous sized garden. Central town location convenient for all amenities. Gas central heating and some UPVC windows. No onward chain.







ACCOMMODATION Part glazed UPVC side entrance door to:

ENTRANCE LOBBY Smoke alarm, staircase off, door to:

LOUNGE 11' 8" x 13' 3" (3.56m x 4.04m) into alcoves. Brick fireplace with open grate and raised hearth, UPVC bay window to the front elevation (excluded from the measurement), fuse box, radiator, ceiling light.

DINING ROOM 11' 6" x 13' 2" (3.51m x 4.03m) maximum into alcoves. Single glazed timber window to the rear elevation, radiator, ceiling light, central heating thermostat control, understairs store cupboard.

KITCHEN 10' 5" x 6' 7" (3.20m x 2.03m) Worktop with single drainer stainless steel sink unit, fitted cupboards beneath, further worktops with cupboards and drawers beneath, eye level wall cupboards, tiled splashbacks, freestanding cooker,











further appliance space, tile effect vinyl floor covering, textured ceiling, single glazed window to the side elevation, door to:

UTILITY ROOM 7' 6" x 8' 0" (2.29m x 2.46m) Worktop with cupboard beneath, plumbing and space for washing machine, vinyl floor covering, half glazed external entrance door, textured ceiling, ceiling light, door to:

BATHROOM 8' 9" x 9' 7" (2.68m x 2.93m) maximum Three piece suite comprising panelled bath, wash hand basin, low level WC, double radiator, textured ceiling, ceiling lights, obscure glazed timber framed window to the rear elevation, Airing Cupboard housing the gas central heating boiler and hot water cylinder (included within the room measurement).

From the Entrance Lobby the staircase rises to:

FIRST FLOOR LANDING 2 Ceiling lights, smoke alarm, access to loft space, door to:

BEDROOM 1 13' 3" x 11' 4" (4.05m x 3.46m) Recessed single wardrobe, UPVC window to the front elevation, textured ceiling, ceiling light, radiator.

BEDROOM 2 11' 3" x 9' 4" (3.45m x 2.86m) maximum UPVC window to the rear elevation, radiator, textured ceiling, ceiling light, recessed single wardrobe.

BEDROOM 3 9' 10" x 6' 8" (3.02m x 2.05m) Access to loft space, textured ceiling, ceiling light, radiator, UPVC window to the rear elevation.

EXTERIOR Picket fence to the front boundary, small lawn, gravelled area with inset shrub. Hand gate and pathway leading to the side of the property passing the externally mounted gas and electricity meters. Beyond the main entrance door there is a fenced panel and gate accessing the:

REAR GARDEN Paved patio, small shed and main lawned area with fencing to the side and rear boundaries.

DIRECTIONS From Spalding proceed in a westerly direction along Winsover Road, over the level crossing and the property is situated on the right hand side before the turning into Hereward Road.

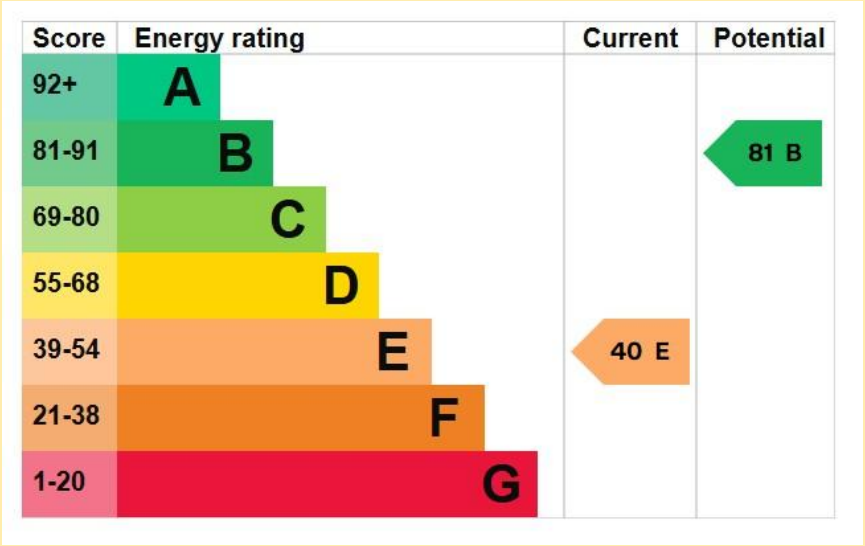
AMENITIES The town centre is within easy walking distance and offers a full range of shopping, banking, leisure, commercial and educational facilities along with bus and railway stations.

NOTE

The property has the benefit of mains water, electricity, drainage and gas. Gas central heating. A new boiler was installed June 2026.

The water supply to the adjoining property, No. 136 Winsover Road passes down the side of and across the rear of No. 134 for which maintenance may be required from time to time.





TENURE Freehold

SERVICES See Note

COUNCIL TAX BAND B

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: 17735
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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