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18 Patriot Close, Spalding PE11 1YA

BELVOIR!

£149,950



Key Features

- > END TERRACE PROPERTY
- > TWO BEDROOMS
- > FIRRED KITCHEN
- > GAS CENTRAL HEATING
- > ALLOCATED PARKING
- > REAR GARDEN
- > Tenure: Freehold
- > EPC rating C

Belvoir incorporating Munton and Russell are pleased to offer for sale this well presented two-bedroom end terrace property. Situated in a popular residential area of Spalding and close to local amenities. The accommodation in brief comprises of, entrance, lounge, fitted kitchen, two bedrooms and bathroom. Externally, enclosed rear garden and allocated parking.

ENTRANCE

Sealed unit double glazed door, UPVC double glazed window to the front elevation, radiator.

LOUNGE

13'7" x 11'7" (4.1m x 3.5m)

UPVC double glazed window to the front elevation, radiator, stairs to first floor landing, understairs storage cupboard.



KITCHEN

11'6" x 7'2" (3.5m x 2.2m)

Sealed unit double glazed door and UPVC double glazed window to the rear elevation, range of fitted base and wall units, sink unit with mixer taps over, space for washing machine, dishwasher and space for fridge/freezer, built in oven, hob and hood, wall mounted boiler installed in 2025, radiator.

FIRST FLOOR LANDING

Radiator, doors to:

BEDROOM 1

11'5" x 7'9" (3.5m x 2.4m)

UPVC double glazed window to the front elevation, radiator.

BEDROOM 2

9'4" x 7'3" (2.8m x 2.2m)

UPVC double glazed window to the rear elevation, radiator, fitted wardrobe, airing cupboard housing hot water tank.

BATHROOM

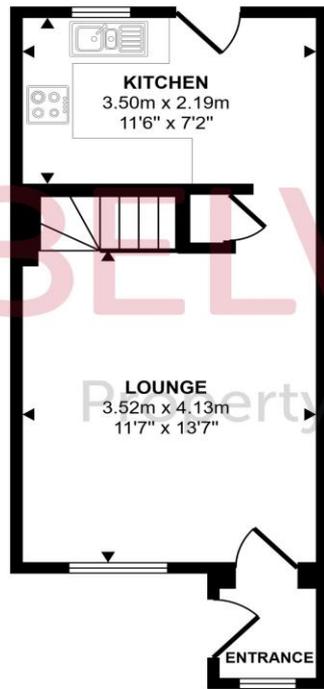
UPVC double glazed window to the side elevation, three piece suite comprising of WC wash hand basin, panelled bath, heated towel rail.

EXTERNALLY

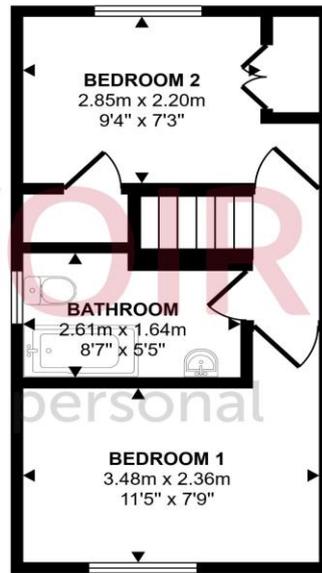
Open plan to front, gated side access. REAR: Enclosed by fencing and wall, patio area, lawn area, timber storage shed.

Allocated parking space in parking area with visitor spaces.

Approx Gross Internal Area
53 sq m / 566 sq ft



Ground Floor
Approx 27 sq m / 291 sq ft

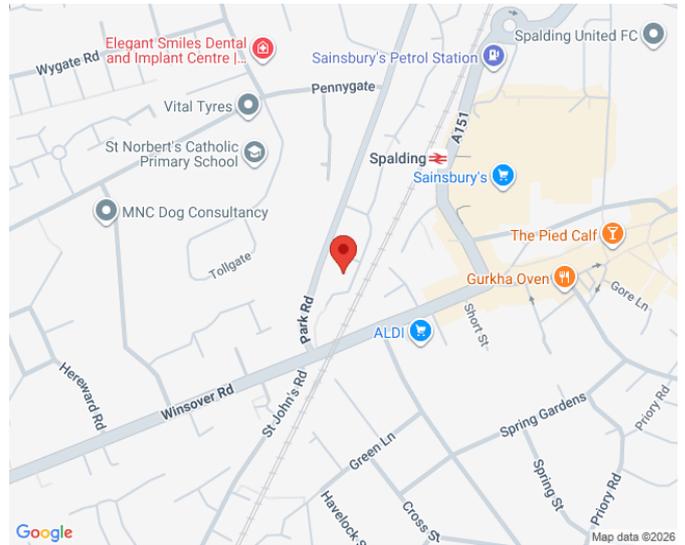


First Floor
Approx 26 sq m / 275 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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