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83 Halmergate, Spalding PE11 2EL

£215,000

BELVOIR!



Key Features

- > DETACHED HOME
- > THREE BEDROOMS
- > TWO RECEPTION ROOMS
 - > CLOAKROOM
- > GARAGE-PARKING
- > ENCLOSED GARDEN
 - > Tenure: Freehold
 - > EPC rating D

Belvoir incorporating Munton and Russell are pleased to offer this three bedroom detached home, situated in one of Spalding's most popular residential areas. The property is in easy reach of the town and local secondary and primary schools. Well presented throughout the property and is offered with no onward chain. The accommodation in brief comprises of entrance hall, lounge, dining room, fitted kitchen, utility room. The first floor has three bedrooms and a family bathroom. Externally off road parking, garage and enclosed rear garden.



ENTRANCE

UPVC double glazed door and side panel, stairs to first floor, radiator.

CLOAKROOM

UPVC double glazed window to the rear elevation, two-piece suite comprising of WC, wash hand basin, radiator.

KITCHEN

10'10" x 6'8" (3.3m x 2m)

UPVC double-glazed french doors to the rear elevation, fitted base and wall units, sink unit with mixer taps over, built in oven, hob and hood, space for refrigerator, under stairs cupboard. Pantry with UPVC double glazed window to the rear.

LOUNGE

13'1" x 12'6" (4m x 3.8m)

UPVC double glazed box bay window to the front elevation, UPVC double glazed window to the side elevation, radiator. (measurement into bay).

DINING ROOM

10'9" x 10'6" (3.3m x 3.2m)

UPVC double glazed full height window to the front elevation, radiator.

FIRST FLOOR LANDING

UPVC double glazed window to the side elevation, radiator, access to loft space.





BEDROOM 1

11'5" x 10'10" (3.5m x 3.3m)

UPVC double glazed window to the front elevation, radiator.

BEDROOM 2

11'9" x 10'9" (3.6m x 3.3m)

UPVC double glazed window to the front elevation, radiator.

BEDROOM 3

10'11" x 6'10" (3.3m x 2.1m)

UPVC double glazed window to the rear elevation, storage cupboard, radiator.

BATHROOM

UPVC double glazed window to the rear elevation, three-piece suite comprising of WC, wash hand basin, panelled bath, shower screen and rainfall style shower, heated towel rail.

EXTERNAL

Ample off road parking leading to single detached garage.
Gated access to the rear.

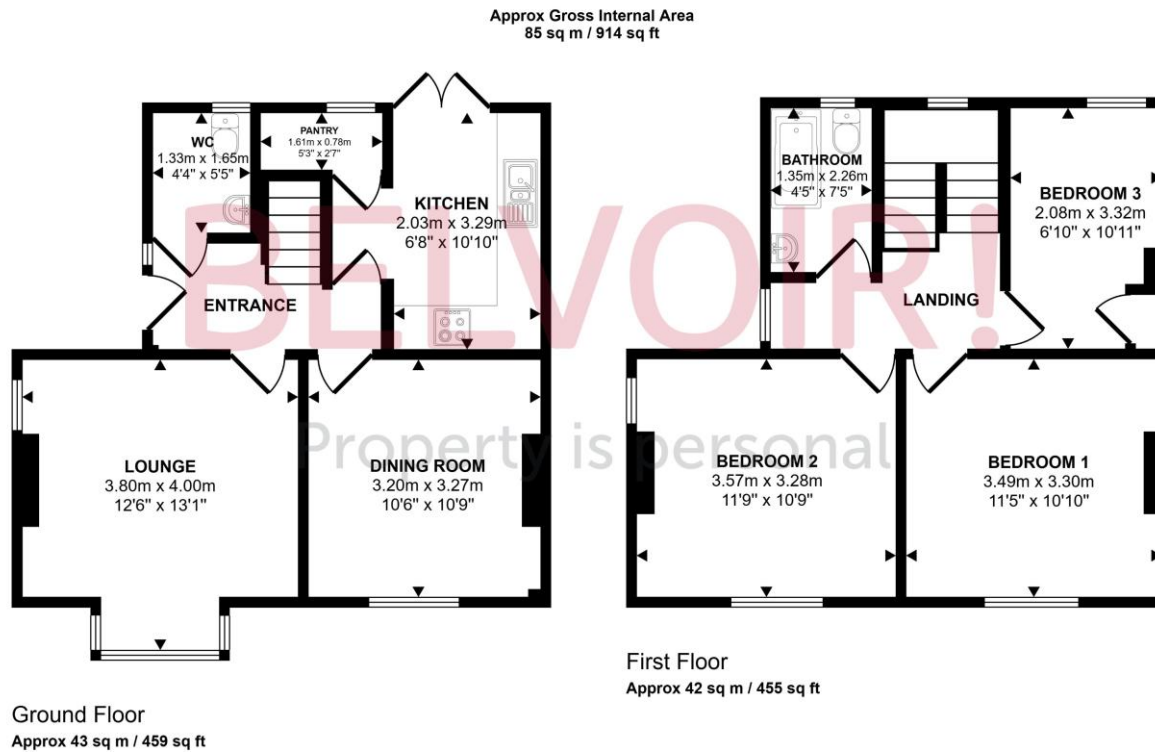
REAR: Laid to lawn, enclosed by fencing.

AGENTS NOTE:

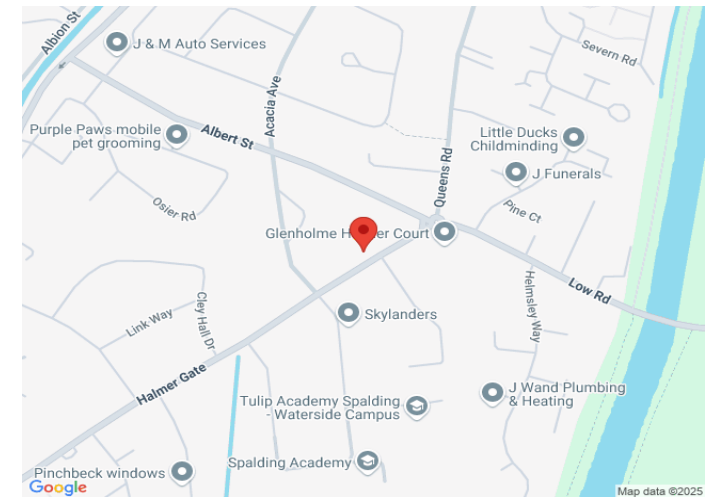
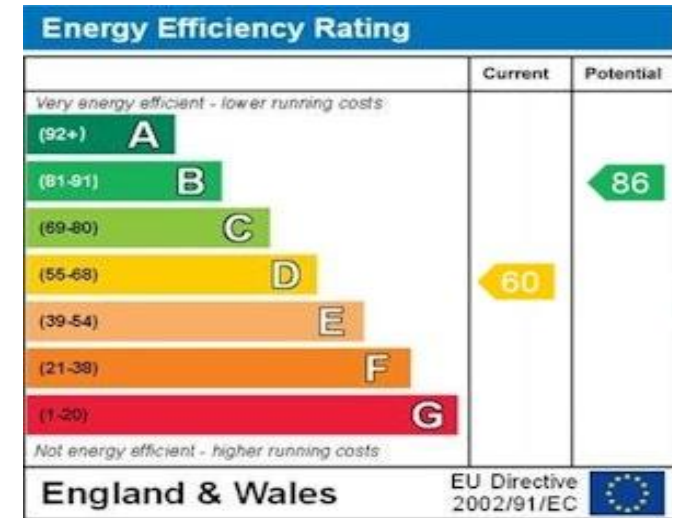
The garden of the property has undergone treatment for Japanese Knotweed, the work is still under guarantee until December 2029 and will be monitored and retreated if required.







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.



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