



3  2  1 

14 Medlock Crescent, Spalding PE11 2NF

£179,950

BELVOIR!



Key Features

- > SEMI DETACHED PROPERTY
 - > THREE BEDROOMS
- > TWO RECEPTION ROOMS
- > GAS CENTRAL HEATING
- > UPVC DOUBLE GLAZED WINDOWS
- > OFF ROAD PARKING
 - > Tenure: Freehold
 - > EPC rating D



Belvoir incorporating Munton and Russell are pleased to offer for sale this three bedroom semi detached property. The accommodation in brief comprises of entrance, lounge, fitted kitchen, dining room. To the first floor, three bedrooms and family bathroom. Externally Off road parking and enclosed rear garden.



ENTRANCE

UPVC double glazed door, internal glazed door to entrance hall.

ENTRANCE HALL

Stairs to first floor landing, radiator.

LOUNGE

17'4" x 11'4" (5.3m x 3.5m)

UPVC double glazed window and patio door to the rear elevation, radiator.

KITCHEN

8'9" x 8'6" (2.7m x 2.6m)

UPVC double glazed window to the front elevation, range of fitted base and wall units, sink unit with mixer taps over, space for cooker, washing machine and refrigerator, cooker hood.

DINING ROOM

15'8" x 8'3" (4.8m x 2.5m)

UPVC double glazed window to the front elevation, radiator, under stairs cupboard.





FIRST FLOOR LANDING

Boiler cupboard housing wall mounted boiler, access to loft space..

BEDROOM 1

11'3" x 9'8" (3.4m x 2.9m)

UPVC double glazed window to the front elevation, radiator.

BEDROOM 2

11'9" x 9'5" (3.6m x 2.9m)

UPVC double glazed window to the rear elevation, radiator.

BEDROOM 3

10'6" x 7'4" (3.2m x 2.2m)

UPVC double glazed window to the rear elevation, radiator. (maximum measurements)

BATHROOM

UPVC double glazed window to the front elevation, three-piece suite comprising of WC, wash hand basin, panelled bath with electric shower over, radiator.



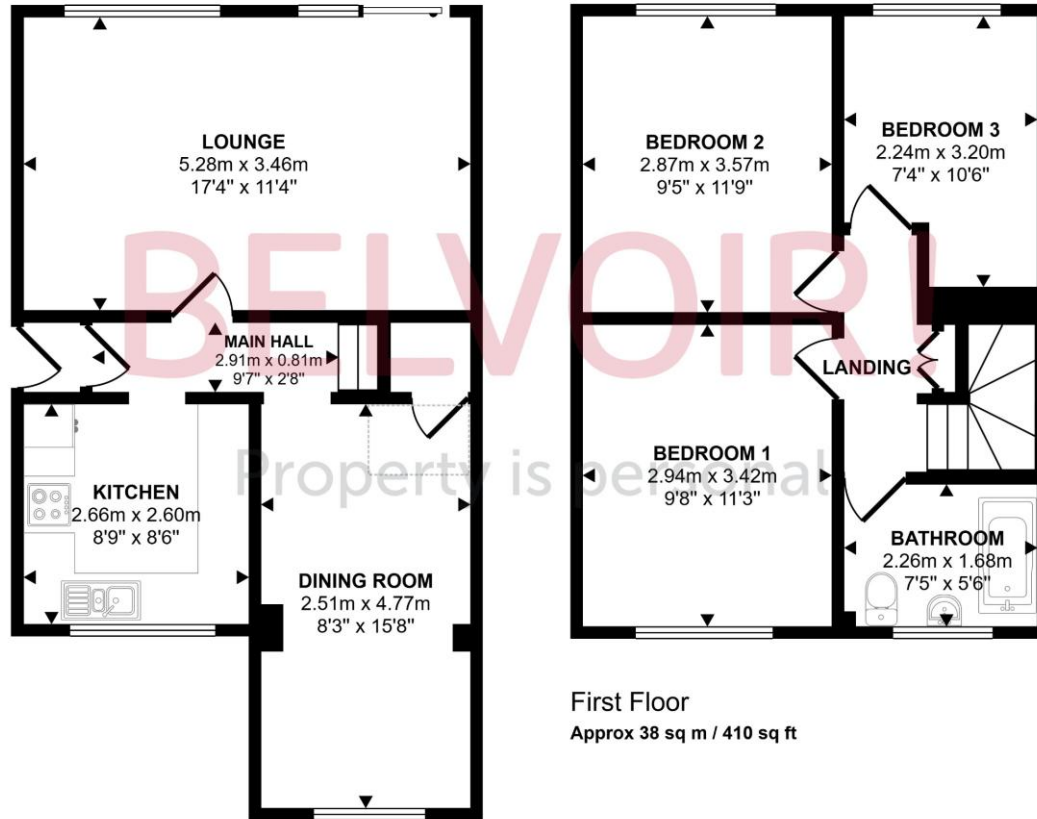
EXTERNALLY

Open plan to front with off road parking, gated access to the rear garden.

REAR GARDEN: extensive patio, enclosed by fence, standing for storage shed.



Approx Gross Internal Area
82 sq m / 878 sq ft



First Floor
Approx 38 sq m / 410 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(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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