



Hop Pole Row Main Road, Hop Pole Spalding PE11 3HJ

welcome to

Hop Pole Row Main Road, Hop Pole Spalding

Two double bedroom semi detached cottage, MODERNISED & EXTENDED TO THE REAR IN ITS CURRENT OWNERSHIP. Large lounge & OPEN PLAN KITCHEN DINER. Family bathroom & downstairs utility with fitted WC. Ample off road parking & fully enclosed rear garden with TIMBER WORKSHOP & SUMMERHOUSE



Entrance Hall

8' 4" x 7' 1" (2.54m x 2.16m)

With fitted hanging space for coats, tiled flooring, door to kitchen diner and door to:

Lounge

24' x 13' 2" (7.32m x 4.01m)

Having a fitted log burner with slate hearth. Stairs to first floor and door to utility

Dining Room

15' 4" x 13' 1" (4.67m x 3.99m)

Having a fitted log burner with slate hearth. Built in storage cupboard. Sliding uPVC door to garden.

Kitchen

12' 2" x 13' 10" (3.71m x 4.22m)

Having a range of wall and base units. Central island with built in storage. Intergrated Five ring hob, Two electric ovens. Space for a fridge and freezer. Tiled flooring.

Utility Room

8' 2" x 5' 7" (2.49m x 1.70m)

Fitted W/C. Belfast sink. Space for a washing machine. With tiled flooring.

Landing

Having loft access with pull down ladder and partly boarded, Lighting, Wall mounted LPG gas boiler.

Bedroom One

11' 8" x 13' 1" (3.56m x 3.99m)

Bedroom Two

6' 11" x 10' 10" excl. wardrobes (2.11m x 3.30m excl. wardrobes)

Comprising of a range of fitted wardrobes

Bathroom

9' 10" x 6' 11" (3.00m x 2.11m)

Having a high flush WC, pedestal sink and bath with dual head thermostatic shower over. Extractor. Victorian style Radiator with towel rail.

Front Garden

Comprising of a gravelled and blocked paved drive for multiple vehicles. With a gate to the rear garden.

Rear Garden

Having a fenced and hedged enclosed rear garden. Central lawn with shrubs and flower borders. Two fitted log stores, raised vegetable plot, raised decking and patio seating area to front and rear.

Timber Summerhouse

15' x 12' 1" (4.57m x 3.68m)

Having French doors to the front and power supplied from adjoining workshop.

Timber Workshop

20' 8" x 10' 1" (6.30m x 3.07m)

Having fitted work benches, power and lighting

Timber Store

14' 9" x 7' 6" (4.50m x 2.29m)

Having power.



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welcome to

Hop Pole Row Main Road, Hop Pole Spalding

- BEAUTIFUL & DECEPTIVELY SPACIOUS TWO BEDROOM COTTAGE
- LARGE LOUNGE & OPEN PLAN KITCHEN DINER
- FAMILY BATHROOM & DOWNSTAIRS UTILITY ROOM WITH WC
- AMPLE OFF ROAD PARKING FOR MANY CARS
- FULLY ENCLOSED REAR GARDEN WITH 2 TIMBER WORKSHOPS & ADJOINING SUMMERHOUSE

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£229,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG112930 - 0012

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