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110 Park Road, Spalding PE11 1QY

**BELVOIR!**

£204,950



## Key Features

- > DETACHED BUNGALOW
  - > TWO BEDROOMS
  - > KITCHEN/DINER
- > UPVC DOUBLE GLAZING
  - > DETACHED GARAGE
  - > CLOSE TO TOWN
  - > Tenure: Freehold
  - > EPC rating U

Belvoir incorporating Munton and Russell are pleased to offer for sale this well presented two bedroom detached bungalow. situated in easy reach of the town centre and the amenities thereof. The accommodation in brief comprises of, entrance hall, kitchen diner, side lobby, lounge, bathroom, two bedrooms. Externally, ample off road parking, detached garage.

### ENTRANCE

UPVC double glazed door and side panel, radiator, access to loft space.

### LOUNGE

14'2" x 11'9" (4.3m x 3.6m)

UPVC double glazed window to the front elevation, radiator, feature gas fire with back boiler.



### KITCHEN/DINER

**12'8" x 9'7" (3.9m x 2.9m)**

UPVC double glazed window to the rear and side elevation, sink unit with mixer taps over, built in oven, hob and hood, space for washing machine, space for refrigerator.

### SIDE ENTRANCE

UPVC double glazed door to the front elevation, radiator.

### BEDROOM 1

**14'9" x 8'8" (4.5m x 2.6m)**

UPVC double glazed window to the front elevation, radiator, and fitted wardrobe. (measurement to wardrobe)

### BEDROOM 2

**10'9" x 8'11" (3.3m x 2.7m)**

UPVC double glazed window to the rear, radiator (measurement to wardrobe)

### BATHROOM

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

### EXTERNALLY

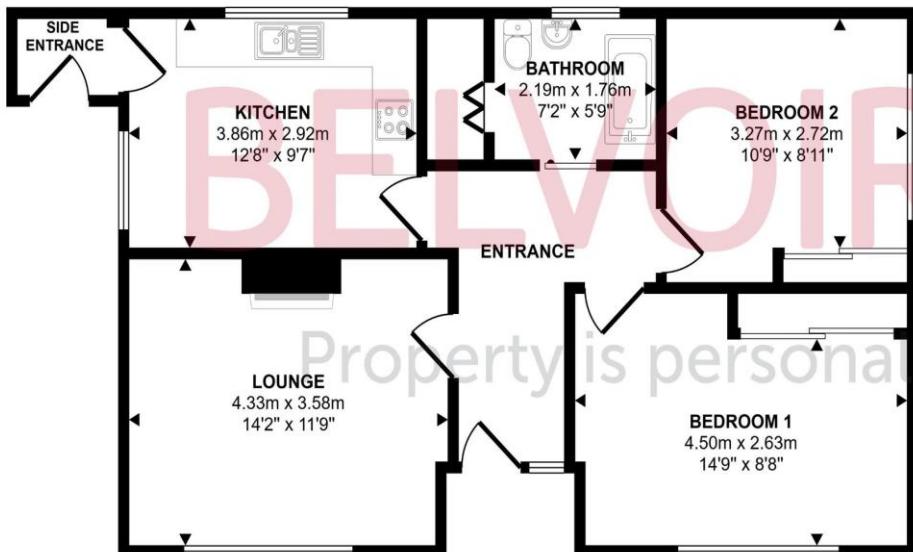
Ample off road block paved drive leading to single garage, low wall to front hedge to side, laid to lawn.

### DETACHED GARAGE

**14'2" x 8'4" (4.3m x 2.5m)**

Brick built, up and over door, light and power connected.

Approx Gross Internal Area  
79 sq m / 855 sq ft



#### Ground Floor

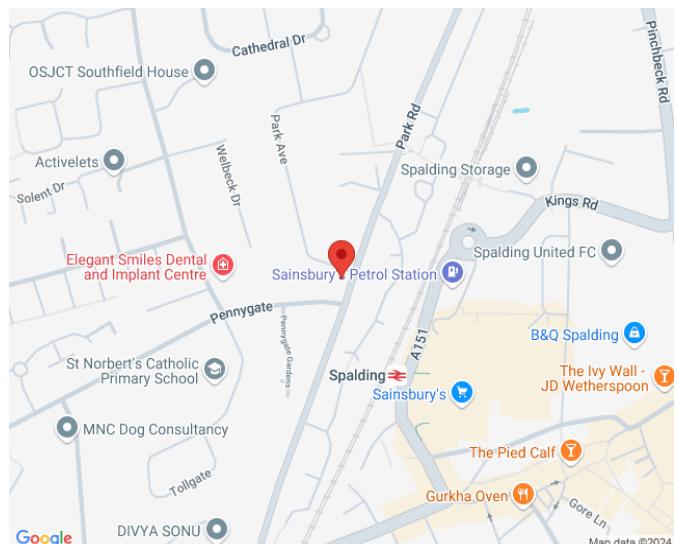
Approx 68 sq m / 737 sq ft

#### Garage

Approx 11 sq m / 118 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



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**BELVOIR!**

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01775 722475