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8 Belisana Road, Spalding PE11 3FU

BELVOIR!

£275,000



Key Features

- > THREE BEDROOM
DETACHED
- > LOUNGE AND DINING ROOM
 - > CONSERVATORY
- > EN SUITE AND UTILITY
 - > GARAGE AND DRIVE
 - > ENCLOSED GARDEN
 - > Tenure: Freehold
 - > EPC rating B

This well-presented detached house offers a comfortable and versatile living environment ideally suited to a range of purchasers. The property comprises three bedrooms and two bathrooms, providing ample space for both family life and guests. The master bedroom benefits from an en suite, contributing additional privacy and convenience. Accommodation includes a welcoming lounge and a separate dining room, creating distinct areas for relaxation and entertaining. The property also features a conservatory, offering a bright and airy space with views over the enclosed garden, perfect for year-round enjoyment.

Further practicalities include a cloakroom and utility room, enhancing day-to-day functionality. The home benefits from gas central heating, supporting efficient and reliable comfort throughout the year. UPVC double glazed windows offer energy efficiency and help maintain a quiet interior environment. Externally, the property provides a private, enclosed garden—an excellent setting for outdoor activities and leisure. The presence of both a garage and a driveway ensures convenient off-road parking and additional storage options.

Local area

Located in Spalding, this property enjoys access to a range of amenities and local services. The area is known for its welcoming community atmosphere and offers a selection of schools, shops, and leisure facilities. Good transport links connect Spalding to neighbouring towns and regional centres, supporting both commuter needs and access to wider attractions. The location combines convenience with a pleasant residential setting.



ENTRANCE

Covered feature porch, sealed unit double glazed door and side panel to entrance hall

ENTRANCE HALL

Stairs to first floor landing, radiator.

WC

Two-piece suite comprising of WC, wash hand basin, extractor, radiator, understairs storage.

LOUNGE

16'6" x 10'7" (5m x 3.2m)

Two UPVC double glazed windows to the front elevation, radiator. Arch to:

DINING ROOM

9'10" x 9'2" (3m x 2.8m)

Patio doors to the conservatory, radiator.

CONSERVATORY

10'10" x 9'11" (3.3m x 3m)

UPVC double glazed construction on a low brick base, French doors to the side elevation, electric heater.



KITCHEN

9'5" x 8'9" (2.9m x 2.7m)

UPVC double glazed window to the rear elevation, range of fitted base and wall units, built in oven, hob and hood, sink unit with mixer taps over, space for dishwasher, radiator.

UTILITY

6'11" x 5'0" (2.1m x 1.5m)

Sealed unit double glazed door to the rear elevation, space for washing machine and tumble dryer, wall units, radiator.

FIRST FLOOR LANDING

Airing cupboard housing hot water tank, access to loft space, radiator.

BEDROOM 1

9'9" x 9'7" (3m x 2.9m)

UPVC double glazed window to the rear elevation, fitted wardrobes, radiator. (measurement excludes recess and fitted wardrobes)

BEDROOM 2

10'2" x 9'9" (3.1m x 3m)

Two UPVC double glazed windows to the front elevation, radiator, fitted wardrobe, over stairs storage cupboard.



BEDROOM 3

9'6" x 7'9" (2.9m x 2.4m)

UPVC double glazed window to the front elevation, fitted wardrobe, radiator.

EN SUITE

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

SHOWER ROOM

UPVC double glazed window to the rear elevation, three-piece suite comprising of WC, wash hand basin, shower with screen, radiator, extractor.

EXTERNALLY

Extensive drive leading to attached garage, gated access to rear.
REAR: Enclosed by fencing, lawn area, feature low brick borders.

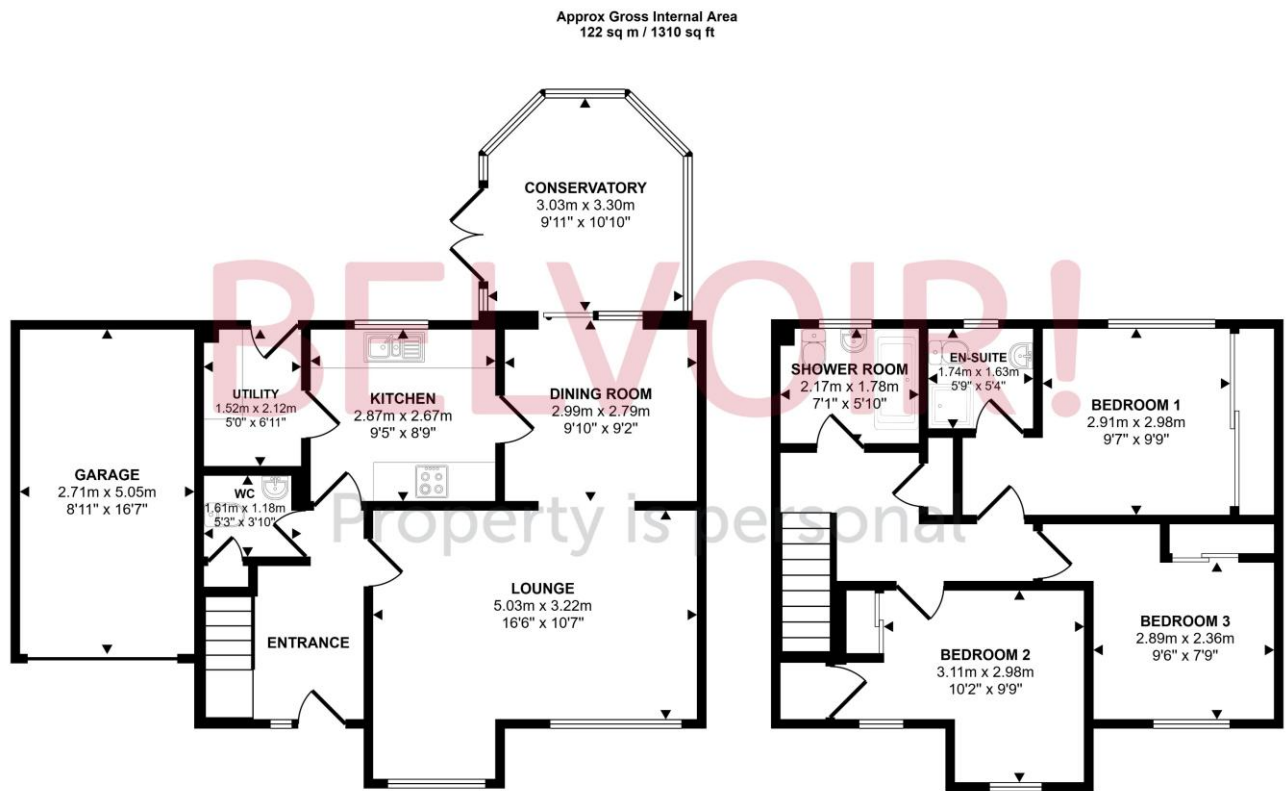
GARAGE

16'7" x 8'11" (5.1m x 2.7m)

Up and over door, light and power connected.

AGENTS NOTE

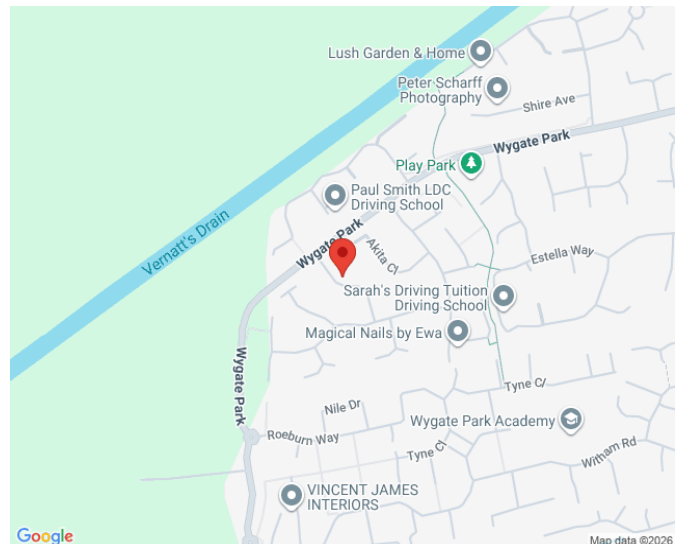
The property benefits from owned solar panels.



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

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