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6 Second Avenue, Spalding PE11 1LP

£165,000

**BELVOIR!**



## Key Features

- > THREE BEDROOMS
- > FITTED KITCHEN
- > UTILITY AREA
- > CONSERVATORY
- > OFF ROAD PARKING
- > ENCLOSED GARDEN
- > Tenure: Freehold
- > EPC rating E

This substantial semi-detached house presents an excellent opportunity for those seeking a spacious three-bedroom home in Spalding. The property features gas central heating and UPVC double glazing. Offering a layout comprising three bedrooms, a fitted kitchen, and lounge, the accommodation is well suited to comfortable family living.

The residence provides a generous amount of space both inside and out. The fitted kitchen offers ample room for culinary activities and leads to a practical utility area. The property also includes a conservatory, offering additional, versatile space with views of the rear gardens. The house would benefit from updating, giving buyers the potential to tailor the property to their own requirements.

To the rear, the extensive private gardens provide a setting for outdoor activities and relaxation. There is off road parking to the front, further enhancing the convenience of this home. This property is presented on a freehold basis, affording long-term peace of mind for its future owner.

### Local area

Situated in Spalding, the property is positioned within a popular residential location. Spalding is known for its variety of local amenities, educational institutions, and transport links, contributing to its appeal as a desirable place to reside. The surrounding area offers access to parks, shopping facilities, and leisure opportunities, supporting a comfortable and well-connected lifestyle for residents.



### ENTRANCE PORCH

UPVC double glazed door, UPVC double glazed window to the front elevation. Part glazed door to:

### ENTRANCE HALL

Stairs to first floor landing.

### LOUNGE

13'7" x 12'0" (4.1m x 3.7m)

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

### UTILITY AREA

8'11" x 6'11" (2.7m x 2.1m)

Window and door to the conservatory, storage and understairs cupboard, radiator, space for washing machine and tumble dryer.

### BATHROOM

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

### CONSERVATORY

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

UPVC double glazed windows to both side elevations, Sealed unit double glazed patio doors to the rear elevation.

### KITCHEN

15'11" x 10'0" (4.9m x 3m)

UPVC double glazed window to the front and rear elevation, range of base and wall units, sink unit with mixer taps over, space for cooker, two radiators.





### LANDING

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

### BEDROOM 1

16'1" x 10'0" (4.9m x 3m)

UPVC double glazed window to the front and rear elevation, radiator, airing cupboard, housing hot water tank.

### BEDROOM 2

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

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

### BEDROOM 3

8'11" x 8'8" (2.7m x 2.6m)

UPVC double glazed window to the rear elevation, radiator.

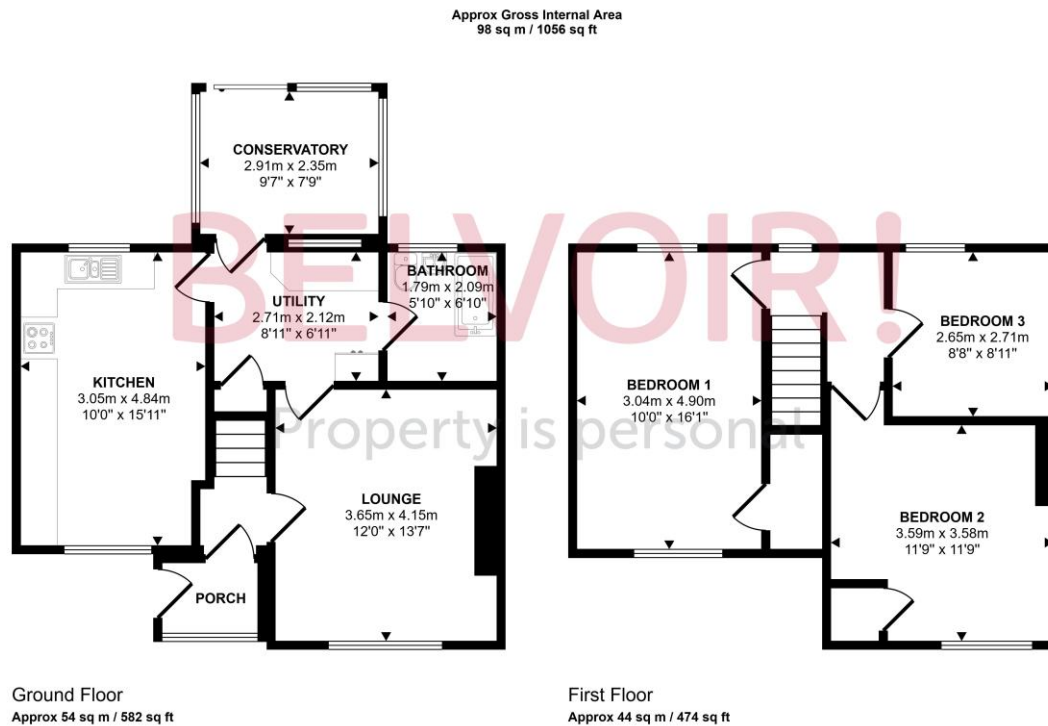
### EXTERNALLY

FRONT: Enclosed by hedging, gravel driveway, laid to lawn, covered side area leading to rear garden.

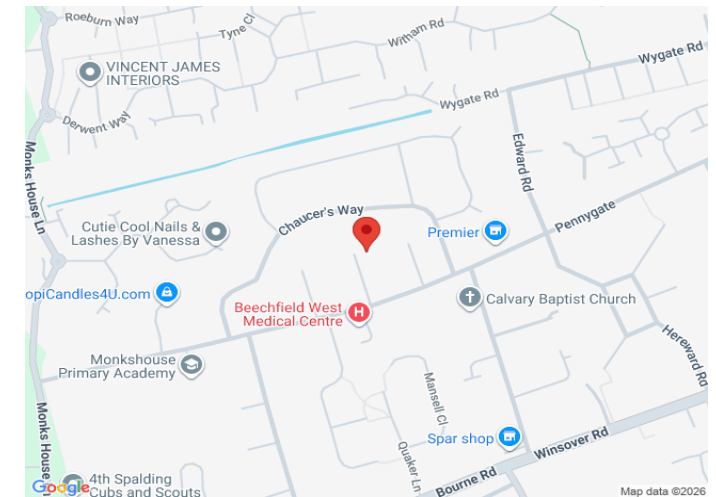
REAR: Enclosed by fencing and hedging, patio, lawn area, fishpond, raised bed.







| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 85 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 53 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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