



**Riverside, Spalding PE11 3FF**

**welcome to**

**Riverside, Spalding**

Spacious three bedroom detached family home, SOUGHT AFTER LOCATION ON THE OUTSKIRTS OF TOWN. Three reception rooms, kitchen & UTILITY. Family bathroom, EN-SUITE TO MASTER & downstairs WC. Gated off road parking, INTEGRAL SINGLE GARAGE & fully enclosed low maintenance garden



### **Entrance Hall**

Having stairs to first floor, door to kitchen, door to WC and door to:

### **Lounge**

14' 3" x 12' 9" ( 4.34m x 3.89m )

With Bay window to front, fitted fireplace with inset gas fire and open plan archway to:

### **Dining Room**

12' x 9' 5" ( 3.66m x 2.87m )

uPVC sliding door to garden

### **Kitchen**

12' x 10' 7" ( 3.66m x 3.23m )

Having a range of wall and base units, work surfaces and a single bowl sink. Integrated electric oven, four ring induction hob, grill and extractor. Built-in understairs cupboard, wall mounted gas boiler and open plan access to:

### **Breakfast Room**

7' 4" x 8' 10" ( 2.24m x 2.69m )

With space for fridge freezer and door to:

### **Utility**

5' 7" x 8' 10" ( 1.70m x 2.69m )

Having fitted units, work surface and single bowl sink. Space for washing machine, loft access, door to garden and door to integral garage

### **Wc**

9' 5" x 3' 9" ( 2.87m x 1.14m )

Comprising two piece suite of WC and pedestal sink

### **Landing**

Having access to main loft and built-in airing cupboard

### **Bedroom 1**

12' 8" x 12' 9" ( 3.86m x 3.89m )

### **En-Suite**

3' 8" x 10' ( 1.12m x 3.05m )

Comprising three piece suite of WC, pedestal sink and shower cubicle with thermostatic shower.

Extractor and partly tiled walls

### **Bedroom 2**

9' 8" x 12' 9" ( 2.95m x 3.89m )

### **Bedroom 3**

9' 3" x 7' 5" ( 2.82m x 2.26m )

### **Bathroom**

5' 8" x 7' 4" ( 1.73m x 2.24m )

Comprising three piece suite of WC, pedestal sink and shower cubicle with thermostatic shower.

Extractor, shaving point and fully tiled walls

### **Outside**

The property is approached via double wrought iron gates leading to a block paved driveway providing parking for at least one car. The front garden is low maintenance with further block paving, mature plants and shrubs as well as a side gate leading to the rear. The rear garden is a good size and is fully enclosed by timber fencing. Low maintenance in its entirety, it features a large central patio area with gravel borders to the rear and side with mature trees and shrubs. Within the garden there is also a timber garden shed

### **Integral Garage**

16' 6" x 9' 2" ( 5.03m x 2.79m )

Having up and over door, power and lighting.

Concrete floor and loft access



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welcome to

## Riverside, Spalding

- SPACIOUS THREE BEDROOM DETACHED FAMILY HOME
- THREE RECEPTION ROOMS, KITCHEN & UTILITY
- FAMILY BATHROOM, EN-SUITE TO MASTER & DOWNSTAIRS WC
- GATED OFF ROAD PARKING & INTEGRAL SINGLE GARAGE
- LOW MAINTENANCE PLOT WITH GOOD SIZED ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: C

Council Tax Band: D

**£265,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SDG113261 - 0007

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