



## 28 HAVELOCK STREET

SPALDING, PE11 2YL

**£199,950**  
**FREEHOLD**

NO ONWARD CHAIN Sedge Estate Agents are delighted to present this well-presented three-bedroom semi-detached home situated within walking distance of Spalding town centre. The property benefits from a spacious living room, dining room, kitchen, and a modern shower room, along with an additional separate WC. Upstairs offers three double bedrooms and useful built-in storage. Externally, the home boasts a generous private rear garden that is not overlooked. Furniture and appliances are also included, making this an ideal opportunity for first-time buyers, investors, or those looking to move straight in.

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- No Onward Chain • Three Spacious Double Bedrooms • Well Presented Semi-Detached Home • Walking Distance to Spalding Town Centre • Bright Living Room with Bay Window • Separate Dining Room with Garden Access • Modern Fully Tiled Shower Room • Additional Separate WC • Large Private Rear Garden – Not Overlooked • Furniture & Appliances Included



## Summary

Offered with no onward chain, this well-presented three-bedroom semi-detached home is ideally located within walking distance of Spalding town centre. The property features a bright living room with bay window, a separate dining room with access to the rear garden, a fitted kitchen, and a modern fully tiled shower room with an additional separate WC. Upstairs offers three well-proportioned bedrooms and useful built-in storage. Outside, the property benefits from a generous, fully enclosed rear garden that is not overlooked, mainly laid to lawn with a patio area and mature shrubs. Furniture and appliances are also included, making this a fantastic opportunity for first-time buyers, investors, or those looking for a move-in ready home.

## Rooms

### Living Room

12' 2" x 12' 4" (3.71m x 3.76m)  
UPVC double glazed bay window to the front aspect. Wood effect flooring.  
Radiator, ceiling light, and power sockets.

### Dining Room

11' 9" x 12' 1" (3.58m x 3.68m)  
UPVC double glazed door providing access to the rear garden. Wood effect flooring. Large understairs storage cupboard. Radiator, ceiling light, and power sockets. Access through to the kitchen.

### Kitchen

6' 7" x 8' 9" (2.01m x 2.67m)  
UPVC double glazed window to the side aspect. Fitted with a range of eye and base level units. Wood effect flooring and ceramic sink with drainer. Access through to the rear hallway.

### Shower Room

7' 3" x 7' 7" (2.21m x 2.31m)  
UPVC frosted window to the side aspect. Tiled flooring and fully tiled walls from floor to ceiling. Modern fitted double shower, WC, and hand basin. Access through the hallway to a separate WC and hand basin, also tiled floor to ceiling. Radiator and ceiling light.

### First Floor Landing

Wood effect flooring with loft access. Built-in wardrobes/storage along the hallway. Access to all three bedrooms. Ceiling light and power sockets.

### Bedroom One

12' 1" x 12' 4" (3.68m x 3.76m)  
UPVC double glazed bay window to the front aspect. Wood effect flooring.  
Radiator, ceiling light, and power sockets.

### Bedroom Two

12' 2" x 7' 9" (3.71m x 2.36m)  
UPVC double glazed window to the rear aspect. Wood effect flooring. Radiator,

ceiling light, and power sockets.

### Bedroom Three

7' 5" x 9' 1" (2.26m x 2.77m)  
UPVC double glazed window to the rear aspect. Wood effect flooring. Radiator, ceiling light, and power sockets.

### Exterior

To the rear of the property is a fully enclosed private garden that is not overlooked. The garden is mainly laid to lawn and also features a patio seating area and mature shrubs. There is convenient side access leading to the rear garden.

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

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### ADDITIONAL INFORMATION

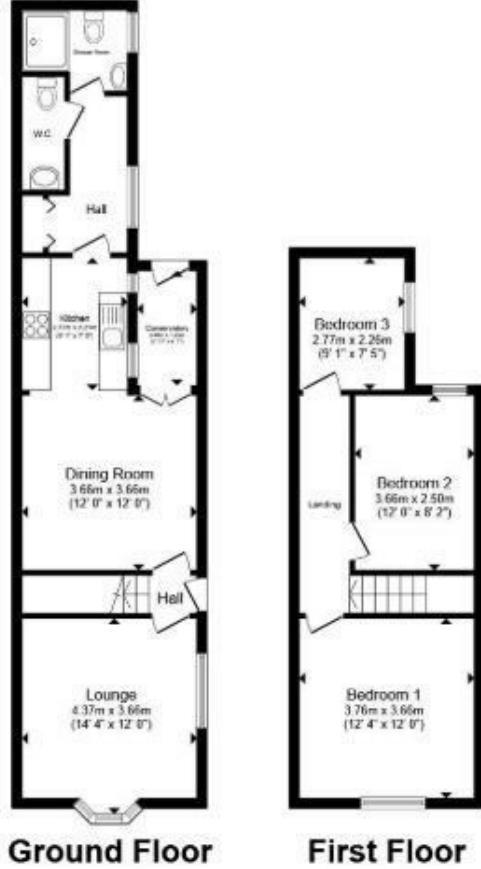
**Local Authority** – South Holland

**Council Tax** – Band B

**Viewings** – By Appointment Only

**Floor Area** – sq ft

**Tenure** – Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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