



Hannam Boulevard, Spalding PE11 1LA

welcome to

Hannam Boulevard, Spalding

Three bedroom semi-detached property, AVAILABLE FROM THE 7TH OF AUGUST AS VACANT POSSESSION. Lounge, dining room & kitchen. DOWNSTAIRS FAMILY BATHROOM WITH FOUR PIECE SUITE. Off road parking for two cars & fully enclosed garden. CLOSE TO TOWN CENTRE WITH RANGE OF AMENITIES



Lounge

11' 5" x 12' 11" (3.48m x 3.94m)

Having laminate flooring. Fire with electric fire. Bay window to the front. Open plan with the dining room;

Dining Room

9' 3" x 15' 11" (2.82m x 4.85m)

Comprising of laminate flooring. Door to the under stair cupboard.

Kitchen

15' 6" x 7' 9" (4.72m x 2.36m)

Having wall and base units. One and a half stainless steel sink. Integrated electric oven, four ring induction hob, extractor. Space for a washing machine and dishwasher. Tiled flooring. French doors to the garden.

Downstairs Bathroom

14' 10" x 6' 8" (4.52m x 2.03m)

Having a W/C. Inset sink. Bath. Shower cubicle with dual head electric shower. Tiled walls and flooring. Built-in airing cupboard housing the hot water tank. Extractor.

Landing

Comprising of loft access.

Bedroom One

10' 7" x 12' 11" (3.23m x 3.94m)

Having a built-in single wardrobe.

Bedroom Two

10' 1" x 6' 7" (3.07m x 2.01m)

Bedroom Three

7' 2" x 8' 11" (2.18m x 2.72m)

Exterior

Front: Having parking for approximately two cars.

Rear: Enclosed by fencing. Central lawn. Under cover concrete seating area. Two timber sheds.



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welcome to

Hannam Boulevard, Spalding

- THREE BEDROOM SEMI-DETACHED PROPERTY WITH NO CHAIN
- LOUNGE, DINING ROOM & KITCHEN
- FAMILY BATHROOM WITH FOUR PIECE SUITE
- OFF ROAD PARKING
- FULLY ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG113431 - 0008

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