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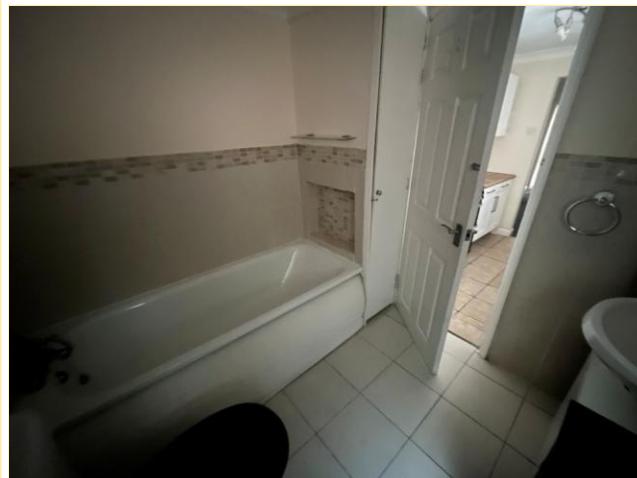
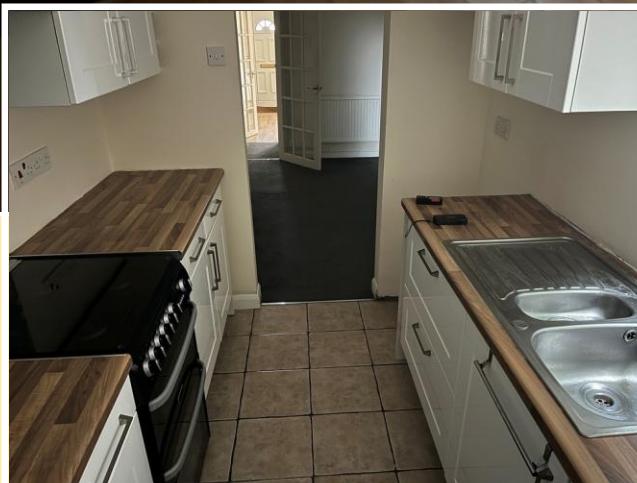
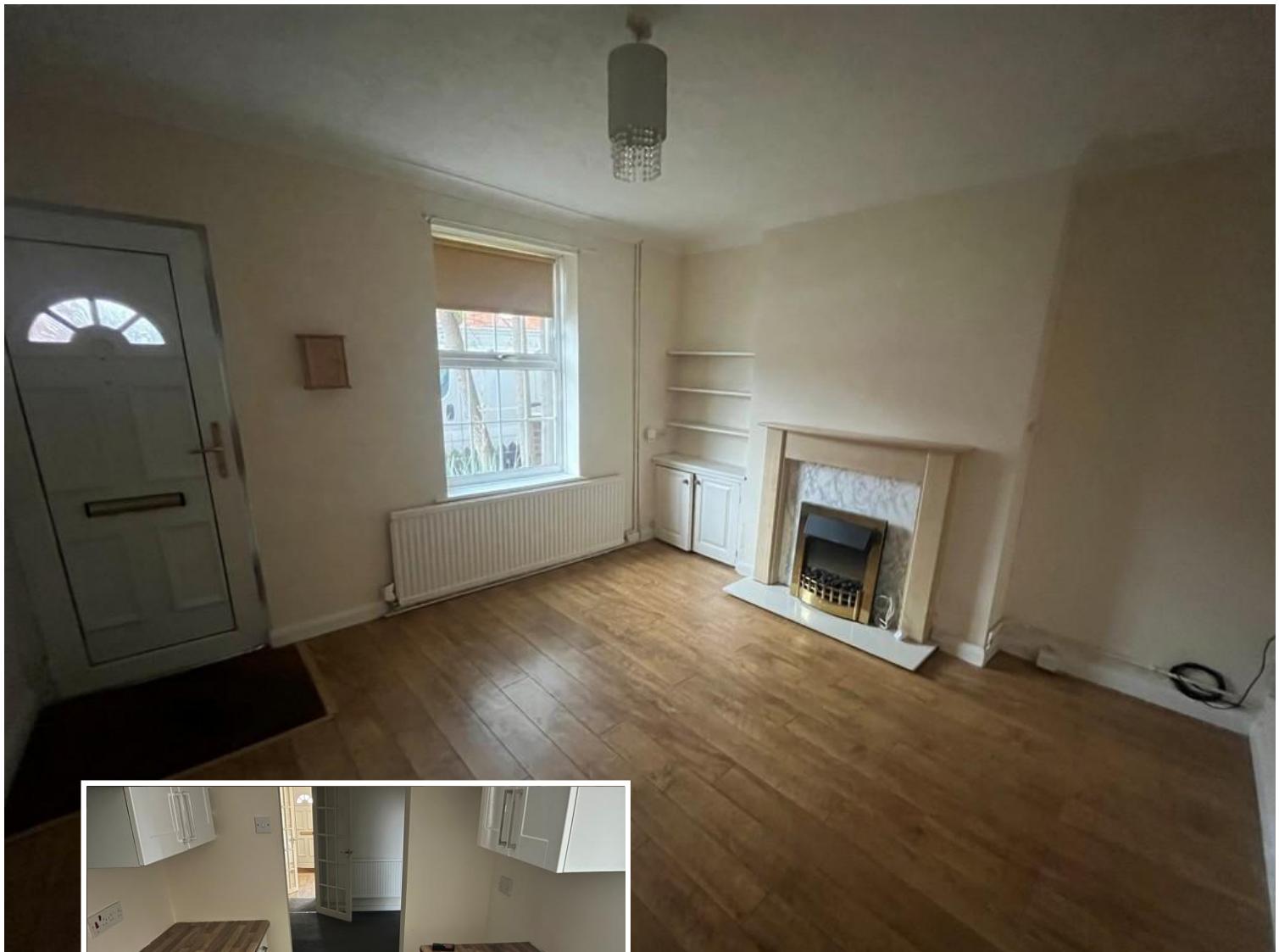
229 Winsover Road, Spalding PE11 1HH

**£119,950 Freehold**

- 2 Reception Rooms
- 2 Double Bedrooms
- Ground Floor Bathroom and First Floor Shower Room
- Ideal First Time Buy/Investment
- No Chain

End terraced 2 bedroom house with UPVC windows and gas central heating. 2 reception rooms, kitchen, utility area and ground floor bathroom. Enclosed courtyard plus further long rear garden area. Pedestrian access to the rear.

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**ACCOMMODATION**

UPVC front entrance door into:

**SITTING ROOM**

12' 5" x 11' 5" (3.81m x 3.48m) Laminate flooring, UPVC window to the front elevation, radiator, fire place with freestanding electric fire, alcove cupboard with fuse box, shelving, coved cornice, ceiling light, multi panel glazed door to:

**INNER LOBBY**

Staircase off, multi pane glazed door to:

**DINING ROOM**

12' 4" x 12' 6" (3.76m x 3.83m) Fire place with freestanding electric fire, radiator, coved cornice, ceiling light, shelved alcove, understairs store cupboard, radiator, door to:



#### **UTILITY AREA/PORCH**

Worktop, plumbing and space for washing machine, tiled floor, part glazed UPVC external entrance door.



#### **BATHROOM**

6' 9" x 7' 3" (2.08m x 2.23m) Three piece suite comprising panelled bath, wash hand basin, low level WC, half tiled walls, tiled floor, radiator, obscure glazed UPVC side window.

From the Inner Lobby the staircase rises to:

#### **FIRST FLOOR LANDING**

Door to:

#### **BEDROOM 1**

12' 7" x 11' 5" (3.86m x 3.50m) UPVC front window, coved cornice, ceiling light, radiator.

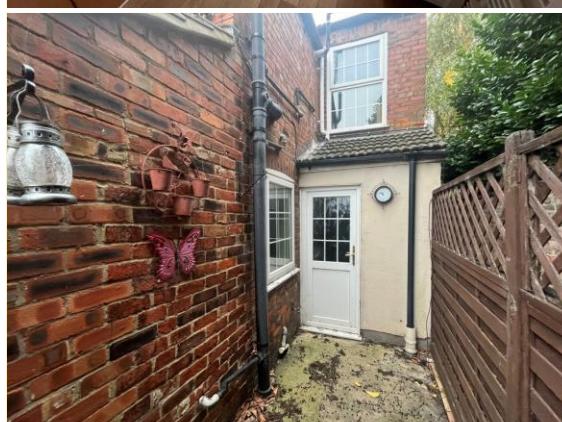


#### **BEDROOM 2**

12' 7" x 12' 0" (3.86m x 3.67m) UPVC rear window, coved cornice, ceiling light, radiator, recessed single wardrobe, door giving access to:

#### **SHOWER ROOM**

8' 7" x 7' 0" (2.63m x 2.14m) Three piece suite comprising shower cabinet with Triton shower, low level WC, pedestal wash hand basin, cupboard housing the Glow Worm gas fired central heating boiler, vertical radiator/towel rail, ceiling light, obscure glazed UPVC window.



#### **EXTERIOR**

Small frontage with picket fence and hand gate. There is a side pathway which is a Right of Way to the rear of neighbouring properties and accesses the:



#### **ENCLOSED COURTYARD**

Trellised topped fencing, hand gate, beyond the Right of Way pathway a gate to:

#### **EXTENSIVE OVERGROWN GARDEN AREA**

#### **DIRECTIONS**

Leave Spalding along Winsover Road and the property is situated on the left hand side.

#### **AMENITIES**

Local shops and schools within easy walking distance along with the town centre offering a full range of shopping, banking, leisure, commercial and educational and medical facilities.

# THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



**TENURE** Freehold

**SERVICES** All Mains

**COUNCIL TAX BAND A**

**LOCAL AUTHORITIES**

South Holland District Council 01775 761161  
Anglian Water Services Ltd. 0800 919155  
Lincolnshire County Council 01522 552222

**PARTICULARS CONTENT**

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**Ref: S11904**

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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