



### 3 bed semi-detached house to buy in PE11

Park Road, Spalding, Lincolnshire, PE11 1QZ

**£110,000** Starting Bid

 x3  x1  x1

Tenure

**Freehold**

Driveway parking

### Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Fitted Kitchen
- ✓ Gas Central Heating (Modern
- ✓ UPVC Windows
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

Semi-detached house with one off-road parking space and pleasant enclosed rear garden. UPVC windows, gas central heating (modern boiler). Lounge, dining room, fitted kitchen, bathroom to the ground floor; 2 double bedrooms, single bedroom and cloakroom to the first floor. No onward chain.

ACCOMMODATION Part glazed UPVC front entrance door leading into:

LOUNGE 10' 9" x 11' 2" (3.28m x 3.4m) Fireplace with coal effect electric fire, coved cornice, recessed ceiling lights, fitted carpet, TV point, UPVC window to the front elevation, radiator, part obscure glazed door to:

INNER LOBBY Useful understairs store cupboard with coat hooks, shelf and gas meter.

DINING ROOM 11' 3" x 10' 9" (3.43m x 3.28m) maximum Woodgrain effect flooring, central heating timer control unit, recessed ceiling lights, coved cornice, TV point, radiator, UPVC window overlooking the rear porch.

KITCHEN 10' 5" x 6' 4" (3.18m x 1.93m) Range of fitted cupboards and drawers, roll edged worktops, tiled splashbacks, eye level wall cupboards, electric oven, gas hob and cooker hood, plumbing and space for washing machine. Under counter refrigerator, recessed ceiling lights, UPVC window overlooking the rear porch and part glazed UPVC door opening into:

REAR ENTRANCE PORCH 8' x 3.' 8" (2.44m x 1.12m) UPVC construction with glazed roof, sliding patio door, cold water tap, tiled floor.

Also from the Kitchen a door leads to:

BATHROOM 8' x 5' 8" (2.44m x 1.73m) Panelled bath with mixer tap and shower over, low level WC with push button flush, hand basin with hot and cold taps, store cupboard, vertical radiator/towel rail, extractor fan, recessed ceiling lights, obscure glazed UPVC window, cupboard housing the modern Alpha gas fired central heating boiler, consumer unit.

From the corner of the Dining Room a door leads to a staircase with radiator at the bottom rising to:

FIRST FLOOR LANDING Doors arranged off to:

BEDROOM 1 11' 2" x 10' 8" (3.4m x 3.25m) UPVC window to the front elevation, fitted carpet, radiator, TV point, recessed ceiling lights, former walk-in wardrobe housing a shower cabinet with extractor fan.

BEDROOM 2 11' 3" x 7' 10" (3.43m x 2.39m) Fitted carpet, recessed ceiling lights, radiator, UPVC window to the rear elevation.

BEDROOM 3 7' 3" x 6' 4" (2.21m x 1.93m) Fitted carpet, recessed ceiling lights, radiator, UPVC window to the rear elevation.

CLOAKROOM 4' x 2' 10" (1.22m x 0.86m) Two piece suite comprising bracket hand basin with mixer tap, low level WC with push button flush, fully tiled walls, shaver point, extractor fan, ceiling light.

EXTERIOR At the front of the property there is a gravelled parking space for one car, double width paved pathway to the front door, outside light.

Access down the side of the property to a gate leading to:

ENCLOSED REAR GARDEN Including initially a paved patio and seating area, 2 garden sheds, external double socket and beyond the patio a lawned garden with stocked borders and fencing to the side and rear boundaries.

DIRECTIONS Proceed out of the centre of Spalding along Winsover Road in a westerly direction, over the level crossing and then take the immediate right into Park Road. The property is situated approximately two thirds of the way down on the left hand side.

AMENITIES The town centre is within easy walking distance offering a full range of amenities along with bus and railway stations.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £110,000

Property Type: Semi-detached house

Parking: Driveway

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

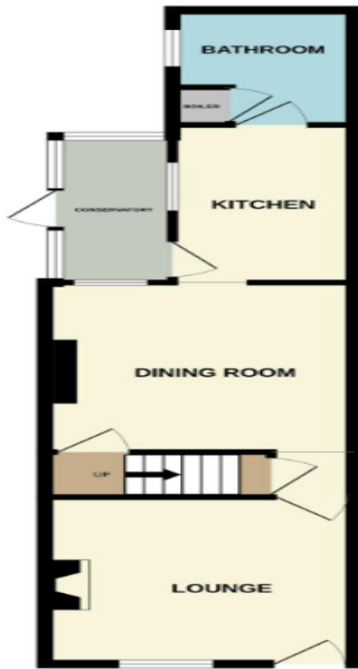
Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix C2024

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			87
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Park Road, Spalding, Lincolnshire, PE11 1QZ

Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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