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## 49 West Parade, Spalding PE11 1HD

**£182,500 Freehold**

- 3 Bedroom Semi-Detached House
- No Chain
- Gas Central Heating
- Generous Sized Rear Garden
- Viewing Recommended

Traditional semi-detached red brick house with block paved driveway/off-road parking, UPVC windows and gas central heating. Generous sized rear gardens. Sitting room, dining room, fitted kitchen and bathroom to the ground floor; 2 double bedrooms, 1 single bedroom and shower room to the first floor. No onward chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



#### ACCOMMODATION

Storm porch canopy and UPVC side entrance door with glazed panels to:

#### ENTRANCE LOBBY

Staircase off, door to:

#### SITTING ROOM

11' 5" x 12' 5" (3.50m x 3.80m) plus bay window with window seat. Fitted carpet, fireplace, radiator, ceiling light, 2 wall lights.

#### DINING ROOM

11' 2" x 11' 2" (3.42m minimum x 3.41m) Ceramic floor tiles, radiator, ceiling light, under stairs store cupboard, UPVC internal window overlooking the rear porch/seating area. Archway to:

#### FITTED KITCHEN

13' 1" x 7' 0" (4.01m x 2.14m) Worktops with base cupboards and drawers beneath, plumbing and space for washing machine, further appliance space, eye level wall cupboards, tiled splashbacks, electric oven, gas hob, multi speed cooker hood, radiator, ceramic floor tiles, modern wall mounted Ideal gas fired central heating boiler (fitted 2020), UPVC window overlooking the:



#### REAR PORCH/SEATING AREA

10' 9" x 4' 7" (3.28m x 1.40m) UPVC double glazed construction with ceramic tiled floor, sliding external entrance door.

From the Kitchen a door leads to:

#### BATHROOM

7' 6" x 6' 6" (2.31m x 2.00m) Three piece suite comprising panelled bath with mixer tap, shower attachment, low level WC, pedestal wash hand basin, partial wall tiling, tiled floor, radiator, ceiling light, obscure glazed UPVC window.

From the Entrance Lobby the staircase rises to:

#### FIRST FLOOR LANDING

Radiator, linen storage cupboard with radiator and shelving, doors arranged off to:

#### BEDROOM 1

11' 4" x 12' 6" (3.46m x 3.82m) UPVC window to the front elevation, fitted carpet, coved cornice, ceiling light.

#### BEDROOM 2

11' 4" x 7' 10" (3.47m x 2.41m) plus recess UPVC window to the rear elevation, ceiling light, coved cornice, radiator, store cupboard with electric light and access to loft space.

#### BEDROOM 3

7' 2" x 5' 6" (2.19m x 1.68m) plus door recess Coved cornice, ceiling light, radiator, UPVC rear window.

#### SHOWER ROOM

7' 3" x 4' 2" (2.23m x 1.29m) Corner shower cabinet, low level WC, pedestal wash hand basin, vertical radiator/towel rail, coved cornice, ceiling light, obscure glazed UPVC window.

#### EXTERIOR

Block paved frontage with off-road parking continuing to a narrow side potential driveway area 2m in width with access to the main entrance door and gated access to the rear garden.

#### ESTABLISHED REAR GARDEN

Approximately west facing and of generous dimensions the gardens include extensive paved patios, brick trimmed Astro turf area, decked seating area, raised planter and lawned garden with stocked border, close boarded timber fencing to the side and rear boundaries and garden shed.

#### DIRECTIONS

From Spalding proceed in a westerly direction along Winsover Road, continue over the level crossing and then turn right near the cycle shop into West Parade. The property is situated towards the far end on the left hand side.

#### AMENITIES

Local shops, schools and the town centre are all within easy walking distance. Spalding has a large range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations.

## 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 Services

**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: S11451**

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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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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		