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## 5 Lavender Drive, Spalding PE11 1YR

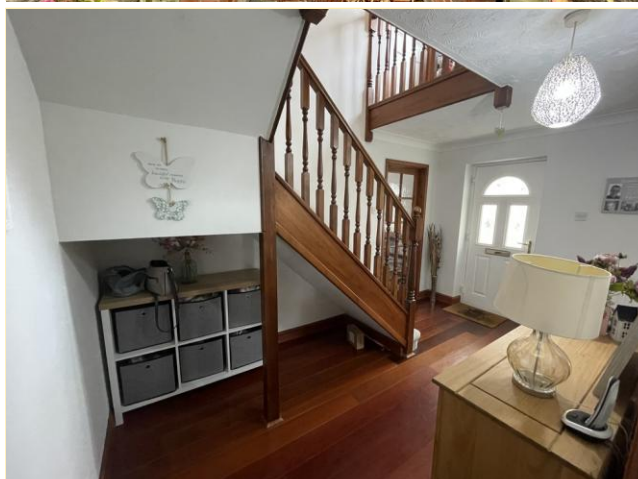
**£280,000 Freehold**

- Detached House with Single Garage
- 3 Double Bedrooms, En-Suite to Master
- Conservatory
- Gas Central Heating
- UPVC Double Glazing

Well presented 3 bedroom detached property situated on the edge of town. Accommodation comprising entrance hallway, lounge, dining room, kitchen, utility room and conservatory to the ground floor; 3 double bedrooms (en-suite to the master) and family bathroom. Enclosed gardens, off-road parking and single garage. Gas central heating.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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#### **ACCOMMODATION**

Storm canopy porch with brick pillar and composite obscure leaded double glazed door leading into:

#### **ENTRANCE HALLWAY**

8' 1" x 12' 11" (2.48m x 3.96m) Coved and textured ceiling, centre light point, smoke alarm, understairs storage area, radiator, telephone point, red cedar wood flooring, obscure glazed door into:

#### **DINING ROOM**

10' 2" x 10' 1" (3.12m x 3.08m) Double aspect windows with UPVC double glazed window to the front and side elevations, coved and textured ceiling, centre light point, dimmer switch.



From the Entrance Hallway an obscure glazed door leading into:

#### **KITCHEN**

9' 1" x 10' 0" (2.77m x 3.07m) UPVC double glazed window to the side elevation, coved and textured ceiling, centre light fitment, tiled flooring, radiator, fitted with a wide range of base and eye level units, work surfaces over, tiled splashbacks, inset stainless steel sink with mixer tap, integrated Belling double fan assisted stainless steel electric oven, integrated stainless steel five ring gas hob, extractor hood over, plumbing and space for dishwasher, tiled flooring, door into:

#### **UTILITY ROOM**

6' 7" x 8' 6" (2.02m x 2.61m) Obscured UPVC double glazed door to the side elevation, coved and textured ceiling, centre light point, extractor fan, tiled flooring, radiator, coat rail, fitted with a range of base and eye level units, work surfaces over, space for fridge freezer, access door into Garage.

#### **LOUNGE**

11' 11" x 14' 7" (3.64m x 4.45m) UPVC double glazed window to the front and side elevations, coved and textured ceiling, centre light point, double radiator, TV point, feature fireplace with wooden surround and marble insert and hearth with gas point, red cedar wood flooring, UPVC double glazed French doors leading into:

#### **CONSERVATORY**

6' 7" x 11' 10" (2.03m x 3.63m) UPVC construction with UPVC double glazed French doors to the rear elevation, glass heat resistant roof, power points, tiled flooring.

From the Entrance Hallway the staircase rises to:

#### **FIRST FLOOR GALLERIED LANDING**

7' 11" x 12' 11" (2.43m x 3.96m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, smoke alarm, access to loft space, radiator, door into:

#### **MASTER BEDROOM**

11' 10" x 11' 9" (3.63m x 3.60m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, radiator, TV point, storage cupboard off with slatted shelving, door into:

#### **EN-SUITE**

2' 11" x 8' 11" (0.91m x 2.74m) Obscured UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, extractor fan, part tiled walls, tiled flooring, radiator, shaver point, fitted with a three piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit with storage below and medicine cabinet over, fully tiled shower enclosure with fitted thermostatic shower over.



### **BEDROOM 2**

9' 0" x 9' 8" (2.75m x 2.96m) UPVC double glazed window to the side elevation, coved and textured ceiling, centre light point, radiator.

### **BEDROOM 3**

10' 4" x 9' 9" (3.15m x 2.99m) UPVC double glazed window to the front and side elevations, coved and textured ceiling, centre light point, radiator, laminate flooring, fitted storage cupboards.

### **FAMILY BATHROOM**

5' 11" x 8' 0" (1.81m x 2.44m) Obscured UPVC double glazed window to the rear elevation, coved and textured ceiling, centre spotlight fitment, extractor fan, Karndean flooring, stainless steel heated towel rail, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap, bath with mixer tap with shower attachment tap.

### **EXTERIOR**

Wrought iron railings with wrought iron gate surrounding the property. There is a block paved pathway to the front door with gravelled areas either side of the path. There is a lawned area to the right side of the property and going round to the left there is a block paved driveway leading to:

### **SINGLE GARAGE**

18' 7" x 17' 10" (5.67m x 5.44m) Up and over door, textured ceiling, centre strip light, access to loft space, power and lighting, electric consumer unit board, plumbing and space for washing machine, space for freezer and tumble dryer, wall mounted Ideal Logic gas boiler (recently fitted).

There is an access gate to the:

### **REAR GARDEN**

Paved pathways, extensive patio area, double electric sockets, sensor lighting, water tap, patio area, the garden is laid to lawn with a wide range of mature tree and shrub borders, 2 garden sheds (one has power and lighting).





### **DIRECTIONS**

From Spalding proceed in a westerly direction along Winsover Road, continue into Bourne Road and turn left at the traffic lights into The Broadway. Take the first turning on the right hand side into Lavender Drive where the property will be located on the left hand side.

### **AMENITIES**

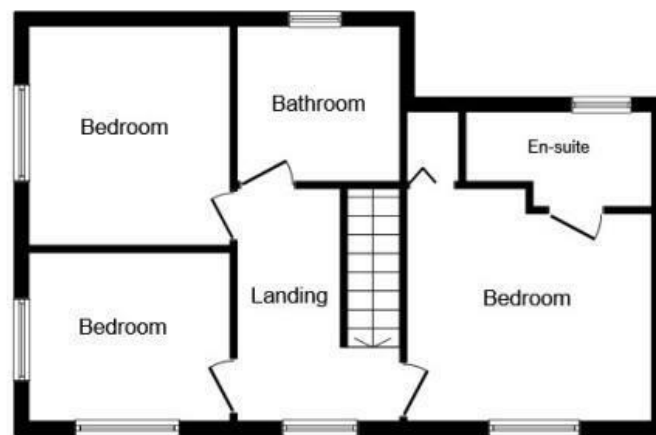
The property is situated on the western outskirts of Spalding and on the bus route into town. Spalding offers a wide range of facilities including various shops, banks, public houses, restaurants, primary and secondary schools, Churches, sports clubs etc. The Cathedral city of Peterborough is approximately 19 miles to the south and has a fast train link with London's Kings Cross minimum journey time 50 minutes.







**Ground Floor**



**First Floor**

This plan is for illustration purposes only and may not be representative of the property.  
Plan not to scale.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**TENURE** Freehold

**SERVICES** All Mains

**COUNCIL TAX BAND**

**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: S11602**

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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**CONTACT**

