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for sale ?

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**Hannam Boulevard, Spalding PE11 1LA**

**welcome to**

**Hannam Boulevard, Spalding**

Three bedroom semi-detached property, AVAILABLE WITH TENANT IN SITU OR WITH 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.



**view this property online** [williamhbrown.co.uk/Property/SDG113431](http://williamhbrown.co.uk/Property/SDG113431)



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

**£175,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SDG113431 - 0004

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