

## Patriot Close, Spalding



4 beds 1 bath 2 livings

£225,000



### Key Features

- FOUR BEDROOM DETACHED HOUSE
- LOUNGE, SEPARATE DINING ROOM AND CONSERVATORY
- FITTED KITCHEN AND UTILITY
- DOWNSTAIRS CLOAKROOM
- MASTER BEDROOM WITH ENSUITE
- UPVC DOUBLE GLAZING

## Full Description



### ACCOMMODATION

UPVC double glazed door leading to:-

### ENTRANCE HALL

Stairs to first floor landing, radiator, door to:

### CLOAKROOM

UPVC double glazed window to the front elevation, two piece suite comprising WC and wash hand basin, radiator.

### LOUNGE 16' 4" x 10' 1" (4.97m x 3.07m)

UPVC double glazed window to the front elevation, radiator, feature fireplace with electric fire, glazed double doors to:

### DINING ROOM 9' 8" x 9' 4" (2.94m x 2.84m)

UPVC double glazed patio doors leading to the conservatory, radiator.

### CONSERVATORY 8' 10" x 7' 8" (2.69m x 2.34m)

UPVC construction on a dwarf brick base, French doors to the side elevation, tiled floor, electric panel heater.

### KITCHEN 10' 11" x 11' 7" (3.32m x 3.53m) MAXIMUM MEASUREMENTS

L shaped room with a range of fitted base and wall units, composite sink unit with mixer taps over, built-in double oven and hob, tiled splash backs and door to:

### UTILITY 6' 9" x 5' 4" (2.06m x 1.62m)

Sealed unit double glazed door to the rear elevation, range of fitted base units, tall larder unit, radiator, plumbing for washing machine, extractor.

### FIRST FLOOR LANDING

Doors to:-

### MASTER BEDROOM 10' 1" x 17' 5" (3.07m x 5.30m) WITH A MAXIMUM INTO DOOR RECESS MEASUREMENT INCLUDING BUILT IN WARDROBES

UPVC double glazed window to the front elevation, built-in wardrobes, radiator.

### BEDROOM TWO 8' 8" x 7' 11" (2.64m x 2.41m)

UPVC double glazed window to the front elevation, over stairs storage cupboard, access to loft space.

### EN-SUITE

UPVC double glazed window to the front elevation, three piece suite comprising of WC, wash hand basin and shower cubicle, radiator.

### BEDROOM THREE 10' 10" x 10' 0" (3.30m x 3.05m) MAXIMUM L-SHAPED ROOM MEASUREMENTS

UPVC double glazed window to the rear elevation, fitted overhead storage and side units, radiator, built in wardrobes.

#### **BEDROOM FOUR 8' 8" x 7' 10" (2.64m x 2.39m) MAXIMUM MEASUREMENTS**

UPVC double glazed window to the rear elevation, radiator.

#### **BATHROOM**

UPVC double glazed window to the rear elevation, three piece suite comprising of WC, wash hand basin and panelled bath, radiator, part tiling to walls.

#### **EXTERNALLY**

The front of the property has ample off road block paved driveway leading to a single integral garage. The GARAGE measures 16' 2" x 17' 11" with wall mounted boiler providing domestic hot water and radiator heating, up and over metal door, internal door through to the Utility Room. The rear garden is enclosed by fencing and wall, with an area of Astro style turf, extensive patio area and standing for storage shed with flower and shrub borders.

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