



## 2 POPPY CLOSE SPALDING, PE11 3FQ

**£200,000**  
**FREEHOLD**

Welcome to this charming property located on Poppy Close in the sought-after area of Spalding. This immaculately presented semi-detached house boasts a warm and inviting atmosphere, making it the perfect family home for you to create lasting memories.

As you step inside, you'll be greeted by a spacious reception room, ideal for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there's plenty of space for the whole family to unwind and make each room their own.

No need to worry about the morning rush, as this lovely home features two bathrooms, ensuring everyone can get ready with ease. The convenience of off-road parking adds to the appeal, making coming home a breeze after a long day.

Situated in a popular residential location and close to schools, this property offers not just a home, but a lifestyle. Imagine the convenience of having amenities and schools within reach, making daily life a little bit easier.

Don't miss out on the opportunity to make this house your home. With its welcoming ambiance and ideal location, this property on Poppy Close is ready to welcome you with open arms.

## 2 POPPY CLOSE

- Allocated Parking To Rear of the Property
- Immaculately Presented
- Three Bedrooms
- En-Suite to Master
- Popular Residential Location
- Modern Interior
- Enclosed Rear Garden
- Gas Central Heating
- Call Today



### Summary

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### Entrance Hall

With stairs to first floor accommodation, telephone point

### Lounge

17'2 maximum into window recess x 10'5 with UPVC window to front aspect, two radiators, tv point, power points, built in understairs storage cupboard

### Kitchen/Diner

9'10 x 13'10 with UPVC window to rear aspect overlooking the garden, fitted with a range of matching wall and base level storage units and contrasting work surface over, integrated electric oven and four ring gas hob, with stainless steel extractor hood over, space for washing machine, space for tumble dryer, space for dishwasher, space for fridge/freezer, stainless steel sink unit with swan neck mixer tap, power points, recessed ceiling spotlights, wall mounted boiler, UPVC French Doors opening out to the rear garden aspect

### WC

A handy downstairs cloakroom with close coupled wc, wall mounted wash hand basin, radiator, extractor fan

### Landing

With power points, built in airing cupboard, stairs to second floor and principal bedroom

### Bedroom 1

20'4 maximum x 13'10 into stair recess with UPVC window to front aspect and velux window to rear aspect, radiator, power points, TV point, access to loft space

### En-suite Shower Room

With velux window to rear aspect, three piece suite with pedestal wash hand basin, close coupled wc, shower cubicle with shower over, heated towel rail, recessed ceiling spotlights

### Bedroom 2

9'10 x 11'6 with two UPVC windows to rear aspect, radiator, power points, two built in double wardrobes

### Bedroom 3

7' x 9'11 with UPVC window to front aspect, radiator, power points, telephone point

### Bathroom

With four piece suite with panelled bath with mixer tap, close coupled wc, pedestal wash hand basin, recessed tiled shower cubicle with shower over, tiled splash back, heated towel rail, recessed ceiling spotlights

### Outside

The front of the property is approached via a gated entrance flanked by brick pillars with a pathway leading to the main entrance door. The rear garden is enclosed by timber panelled fencing to side and rear aspect with a rear garden gate giving access to the allocated parking area where the property benefits from two allocated spaces. The rear garden is tidy and very easy to maintain with a lawned area and a pleasant patio seating area, outside cold water tap.

# 2 POPPY CLOSE





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### ADDITIONAL INFORMATION

**Local Authority** – South Holland

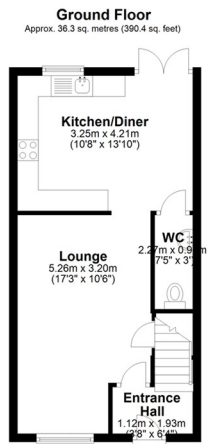
**Council Tax** – Band D

**Viewings** – By Appointment Only

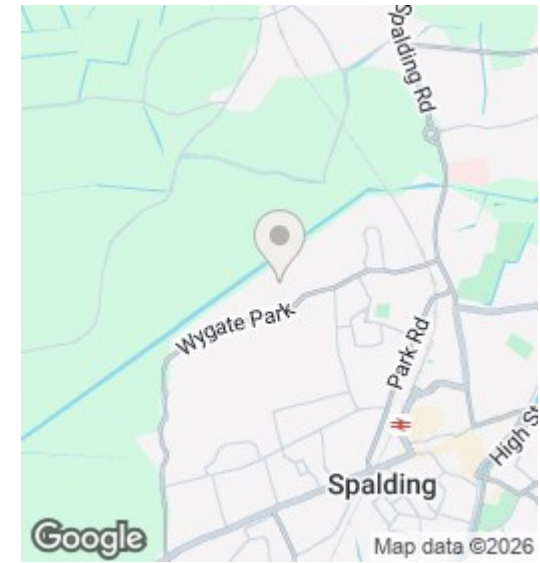
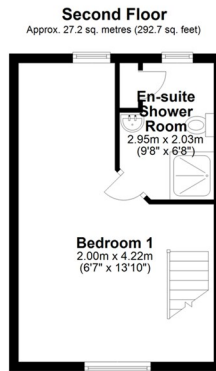
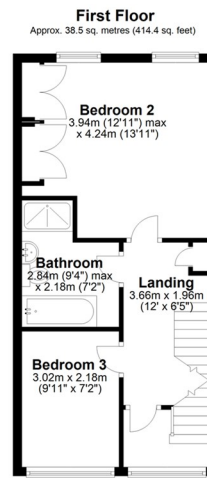
**Floor Area** – sq ft

**Tenure** – Freehold





Total area: approx. 102.0 sq. metres (1097.6 sq. feet)  
**2 poopy. Lose**



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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