



## 7 SHEILA CRESCENT SPALDING, PE11 1LE

**£155,000  
FREEHOLD**

Welcome to this charming semi-detached house located on Sheila Crescent in the lovely town of Spalding. This property boasts a spacious reception room, perfect for entertaining guests or relaxing with your family. With three cosy bedrooms and two bathrooms, there is plenty of space for everyone to enjoy.

One of the highlights of this property is the en-suite bathroom attached to the master bedroom, providing a touch of luxury and convenience. The off-road parking ensures that you will always have a convenient place to park your vehicle, making coming home a breeze.

The courtyard garden is a delightful space where you can enjoy some fresh air, plant your favourite flowers, or simply unwind after a long day. Being chain-free, this property offers you the flexibility to make it your own without any hassle.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and envision the possibilities that this property holds for you and your loved ones.

# 7 SHEILA CRESCENT

• Three Bedrooms • Chain Free • Perfect Buy

To Let or First Time Buyers • Low Maintenance

Rear Garden • Great investment

opportunity • Close to town centre • 3

Bedrooms and 2 bathrooms • Viewing by  
appointment only



## Summary

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## ENTRANCE HALL

UPVC glazed entrance door leading to stairs, radiator, ceiling light, door to:

## LOUNGE/DINER

UPVC bay window to front elevation, feature fireplace and built in storage cupboards, radiator, laminate flooring, ceiling light - a large and light family room

## WC

Window to side.

## KITCHEN

UPVC glazed door to side elevation, matching base and eye level units with integrated gas hob and electric oven with extractor over, space for washing machine and fridge freezer, under stairs cupboard, ceramic tiled floor and wall, stainless steel sink and drainer, wall mounted gas boiler (in cabinet), door to:

## BATHROOM DOWNSTAIRS

Modern matching suite with shower and screen over bath, low level W C, hand wash basin, ceramic tiled floor, inset ceiling light

## LANDING

window to side elevation, carpet, loft access, doors to:

## Kitchen

Window to rear, threeStorage cupboard, door to:

## MASTER BEDROOM

UPVC bay window to front elevation. radiator, carpet, over stairs storage / wardrobe, ceiling light, door to:

## ENSUITE

Modern matching suite with low level WC, hand wash basin, large shower cubicle, carpet, heated towel rail, ceiling light

## BEDROOM 2

window to rear elevation, radiator, carpet, ceiling light

## BEDROOM 3

UPVC window to rear elevation, radiator, carpet, ceiling light

## OUTSIDE

The property is approached over shared driveway with allocated parking for two vehicles to the side.

These particulars are intended to give a fair and accurate description of the property to the best of the agent's knowledge at the time of marketing. They do not constitute part of an offer or contract.

Some properties may be subject to additional charges such as estate management charges, rentcharges, service charges, or other ongoing costs relating to communal areas or shared infrastructure. Prospective purchasers are advised to make their own enquiries and seek confirmation of all details, including tenure and any associated charges, via their solicitor prior to exchange of contracts.

# 7 SHEILA CRESCENT





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### ADDITIONAL INFORMATION

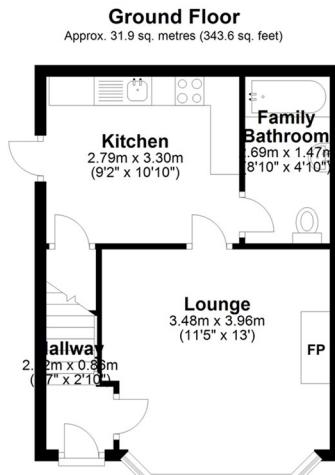
**Local Authority** – South Holland

**Council Tax** – Band A

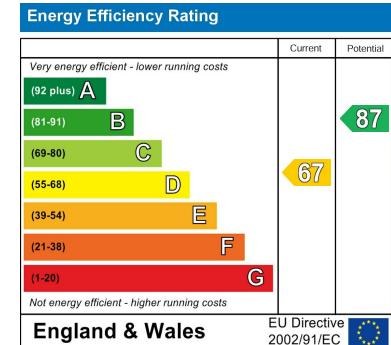
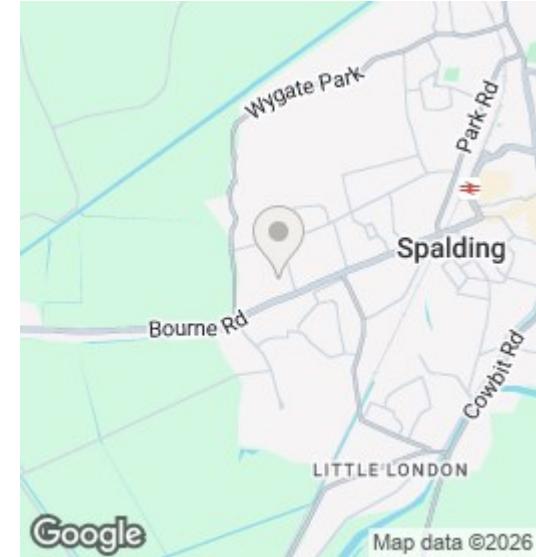
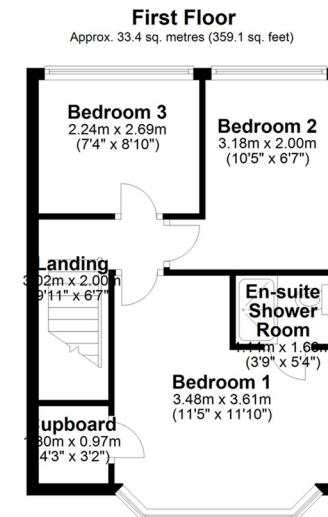
**Viewings** – By Appointment Only

**Floor Area** – 712.00 sq ft

**Tenure** – Freehold



Total area: approx. 65.3 sq. metres (702.7 sq. feet)  
7 shelia



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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