



3 KENSINGTON DRIVE SPALDING, PE11 2UU

£165,000
FREEHOLD

CHAIN FREE, Sedge are pleased to present this semi-detached bungalow, located in a quiet location of Spalding, within walking distance to town and the local amenities. Upon entry, this bungalow offers a small Hallway Entrance that leads to Living Room, Dining Room, good Kitchen space, there are three Bedrooms and Family shower room which has been converted into a wet room. The potential to really make this your own is provided in abundance. Call to arrange a viewing today

3 KENSINGTON DRIVE

- CHAIN FREE • WET ROOM/SHOWER ROOM • THREE BEDROOMS • SINGLE GARAGE • EXCELLENT LOCATION • ENCLOSED REAR GARDEN • GAS CENTRAL HEATING • UPVC WINDOWS • OFF ROAD PARKING • CALL TODAY



Entrance Vestibule

Window to front, Storage cupboard, door to:

Lounge

Window to front, radiator, door to:

Shower room/wet room

Fully converted wet room, with large shower this is wheelchair friendly

Dining Room

Located to the rear of the property, situated just off the kitchen

Kitchen

Good sized kitchen, with full view of the rear garden with UPVC double glazed windows all round

Bedroom 1

Window to rear, radiator, door to:

Bedroom 2

Window to rear, radiator, door to:

Bedroom 3

Window to side, radiator, door to:

Landing

Garage

Up and over door.

3 KENSINGTON DRIVE





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ADDITIONAL INFORMATION

Local Authority – South Holland

Council Tax – Band A

Viewings – By Appointment Only

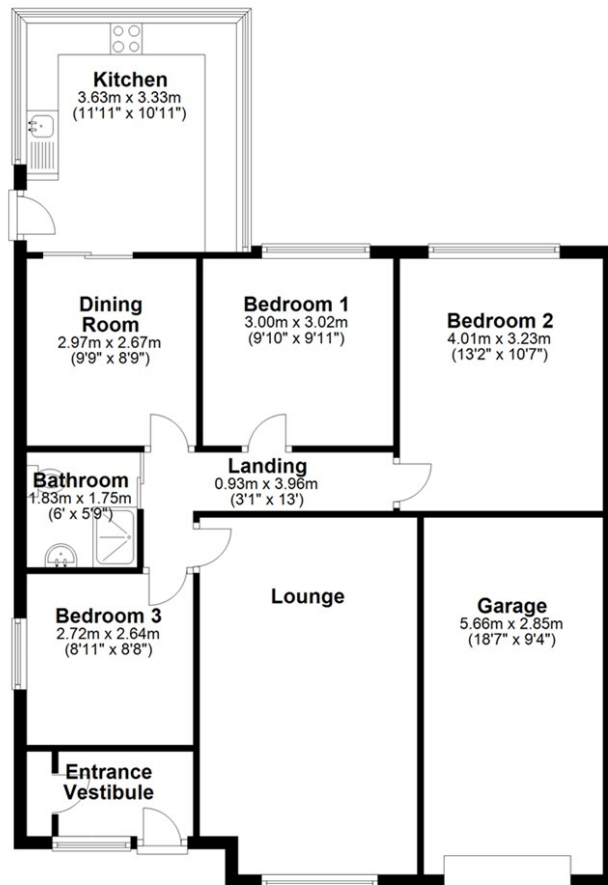
Floor Area – 1072.00 sq ft

Tenure – Freehold

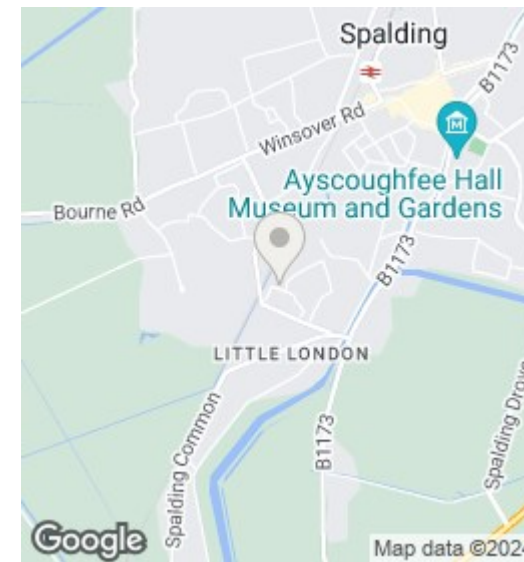


Ground Floor

Approx. 99.6 sq. metres (1072.1 sq. feet)



Total area: approx. 99.6 sq. metres (1072.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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