



## Carrington Drive, Hop Pole, Spalding

**Price: Freehold £225,000**

- Lounge
- Kitchen/Diner
- Conservatory
- Three Bedrooms
- Four Piece Bathroom
- Extensive Gardens
- Garage and Driveway
- Beautifully Presented

EPC Rating: D



## Accommodation Includes

### Entrance Hall

Stairs to first floor landing

### Lounge

4.13m x 4.00m max (13'6" x 13'1" max). Window to front, cast iron multi fuel burning stove, double doors to:

### Kitchen Diner

5.07m x 2.57m plus recess (16'7" x 8'5" plus recess). A modern kitchen fitted with a matching range of base and eye level units, electric cooker and hob, plumbing for washing machine, space for fridge and freezer, door to:

### Inner Hallway

### Conservatory

3.79m x 3.22m (12'5" x 10'6"). Overlooking and opening on to the extensive gardens.

### Bathroom

2.48m x 1.67m (8'1" x 5'5"). Fitted with a modern four piece suite comprising panelled bath, separate shower enclosure, WC, pedestal wash hand basin.

### First Floor Landing

Doors to:

### Bedroom One

5.07m x 2.82m max (16'7" x 9'3" max). Window to front, overstairs storage cupboard.

### Bedroom Two

3.72m x 2.64m max (12'2" x 8'8" max). Window to rear, built in wardrobe.

### Bedroom Three

2.85m x 2.33m (9'4" x 7'7"). Window to rear.

### Outside

To the front of the property there is a low maintenance gravelled garden with ornamental planting and gated access to the side. The extensive rear garden comprises a number of areas including hard standing and vegetable beds to the side of the house, lawns, mature planting and both a decked and paved patio seating area.

Behind the property there is a large gravelled driveway providing off road parking and a metal garage with storage behind.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide to any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or reliability can be given.  
RMR 0001 000002



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