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5 Defoe Lane, Spalding PE11 1FU

£220,000

**BELVOIR!**



## Key Features

- > MODERN TOWN HOUSE
  - > THREE STOREY
  - > THREE BEDROOMS
- > TWO SHOWER ROOMS
  - > GARAGE - PARKING
  - > GARDENS
- > Tenure: Freehold
- > EPC rating B



Belvoir incorporating Munton and Russell are pleased to offer for sale this modern three storey town house, situated on the popular St Johns Circus development and built by Broadgate Homes. The property has been improved by the owners including laminate flooring to the ground floor and first floor, additional tiling to the bathroom and some redecoration. The property is well presented throughout. The accommodation in brief comprises of entrance hall, bedroom three, shower room and utility. To the first floor, kitchen area, lounge area, cloakroom. To the top floor, two bedrooms and shower room. Externally, enclosed front garden, fenced side garden, driveway and single garage.



#### **ENTRANCE HALL**

Sealed unit double-glazed door with storm porch over. Stairs to first floor landing.

#### **UTILITY ROOM**

5'10" x 5'1" (1.77m x 1.55m)

Sealed unit double glazed door to the side elevation, plumbing for washing machine, space for tumble dryer.

#### **BEDROOM**

9'11" x 7'2" (3.01m x 2.18m)

UPVC double glazed window to the side elevation, fitted wardrobes,

#### **SHOWER ROOM**

Enclosed shower cubicle with rainfall shower and hand held attachment, WC with integrated wash hand basin, heated towel rail, extractor.

#### **FIRST FLOOR LANDING**

Radiator, stairs to top floor, Doors to:

#### **LOUNGE AREA**

14'10" x 9'11" (4.52m x 3.01m)

Two UPVC double glazed windows to the side elevation, UPVC double glazed window to the front elevation, internal windows to staircase.

#### **KITCHEN AREA**

13'9" X 7'4" (4.20M X 2.24M)

UPVC double glazed window to the side elevation, range of fitted base and wall units, sink unit with flexible mixer taps over, built in induction hob, oven and canopy hood over, integrated fridge/freezer, pelmet lighting, radiator, tiled flooring.

#### **CLOAK ROOM**

Two piece suite comprising of WC, wash hand basin, radiator, extractor.





### TOP FLOOR LANDING

Storage cupboard, radiator, access to loft space.

### BEDROOM 1

12'5" x 10'0" (3.79m x 3.05m)

UPVC double glazed window to the side elevation, fitted wardrobe, radiator.

### BEDROOM 2

9'11" x 9'8" (3.01m x 2.95m)

UPVC double glazed window to the front and side elevation, radiator.

### SHOWER ROOM

Double sized shower cubicle with rainfall and hand held shower, WC, wash hand basin, heated towel rail, extractor.

### EXTERNALLY

FRONT: Picket fence enclosed, laid to lawn, gated access to side garden.

SIDE GARDEN: Enclosed by wall and fencing, gated access to drive, low maintenance patio and gravel area.

DRIVEWAY: Gravel drive to single garage.

### SINGLE GARAGE

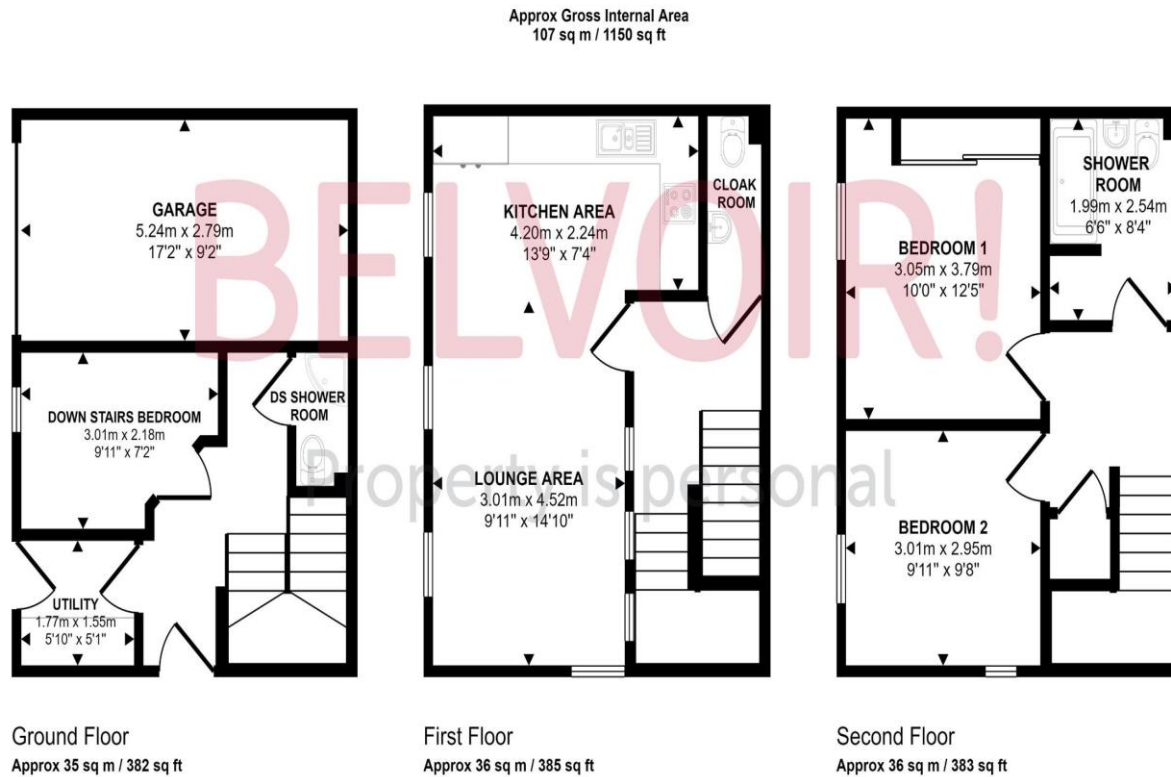
17'2" x 9'2" (5.24m x 2.79m)

Up and over door, light and power connected.

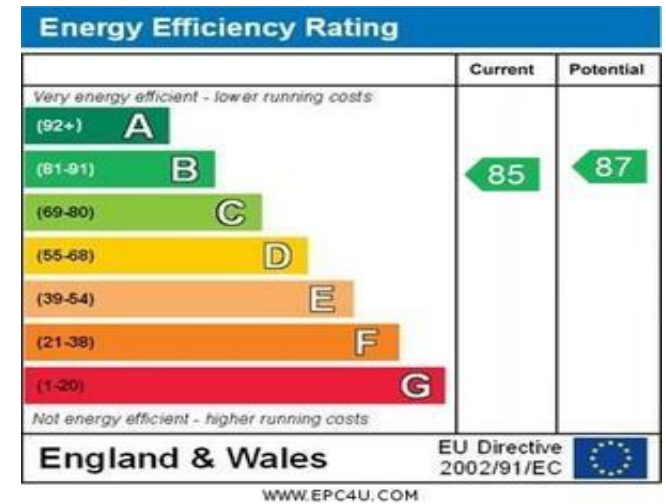
AGENTS NOTE: The property has solar panels and the vendor informs us that the property incurs a service/management charge of £120.00 pa for communal areas.







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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