



2 2 1

15 Swindlers Drove, Spalding PE12 6BS

£195,000

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## Key Features

- > FORMER RAILWAY COTTAGE
- > TWO BEDROOMS AND BOX ROOM
- > KITCHEN
- > GENEROUS PLOT
- > AMPLE PARKING
- > MODERNISATION REQUIRED
- > Tenure: Freehold
- > EPC rating F

Belvoir incorporating Munton and Russell are pleased to offer for sale this detached former railway cottage, situated on the edge of the Market Town of Spalding, whilst the property does require modernisation, it offers an opportunity to make the house your home. The property has a generous plot and rural views to the front. The accommodation in brief comprises of, entrance hall, lounge, dining room, kitchen, utility cupboard. The first floor has two bedrooms, refitted shower room, box room. Externally ample off road parking, generous rear garden.



## ENTRANCE

UPVC double glazed door, stairs to first floor landing, tiled floor.

## LOUNGE

**14'0" x 11'11" (4.3m x 3.6m)**

Double glazed windows to the front and both side elevations, feature fireplace with inset burner, radiator, under stairs cupboard.

## DINING ROOM

**12'0" x 11'10" (3.7m x 3.6m)**

Double-glazed windows to both side elevations, feature traditional stove/oven, radiator, storage cupboard housing electric water heater.

## KITCHEN

**9'7" x 8'8" (2.9m x 2.6m)**

Double-glazed window to the rear, UPVC double glazed door to the side elevation, base and wall units, space for cooker, Belfast style sink unit, radiator.

## UTILITY CUPBOARD

Window to the side elevation, plumbing for washing machine.

## LANDING

Two double glazed windows to the side elevation, radiator.

## BEDROOM 1

**13'11" x 11'11" (4.2m x 3.6m)**

Double-glazed window to the front and side elevation, radiator, feature fireplace.





## BEDROOM 2

10'0" x 11'10" (3m x 3.6m)

Double-glazed window to the side elevation, radiator, storage cupboard.

## SHOWER ROOM

Double glazed window to the rear elevation, refitted three-piece suite comprising of WC, vanity wash hand basin, corner shower cubicle, heated towel rail, tiling to floor.

## BOX ROOM

6'9" x 4'10" (2.1m x 1.5m)

Double glazed window to the rear elevation, radiator.

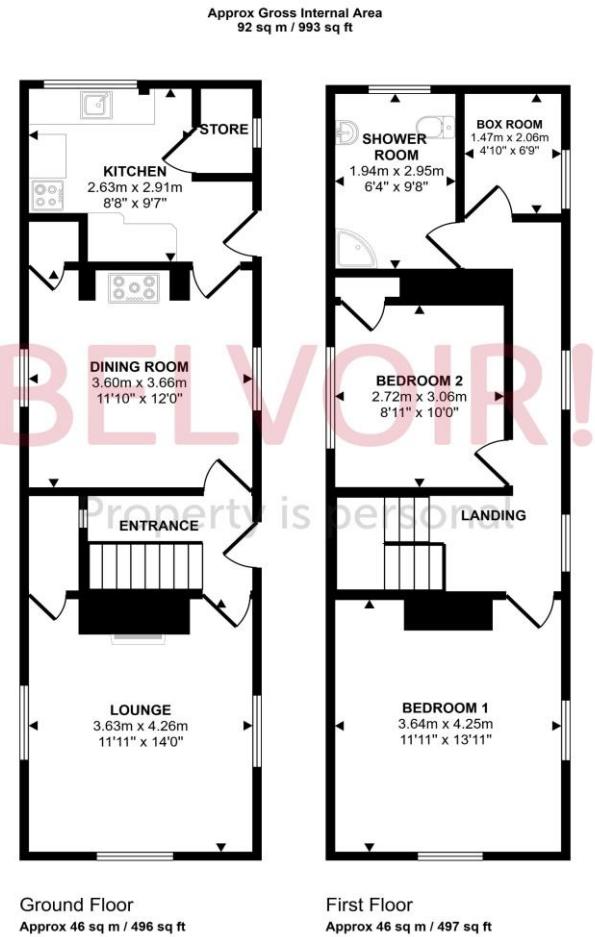
## EXTERNALLY

FRONT: Five bar gate leading to drive, ample off road parking, small garden area to front.

REAR: enclosed rear garden, patio area, standing for two storage sheds, lawn area with various shrubs and trees.

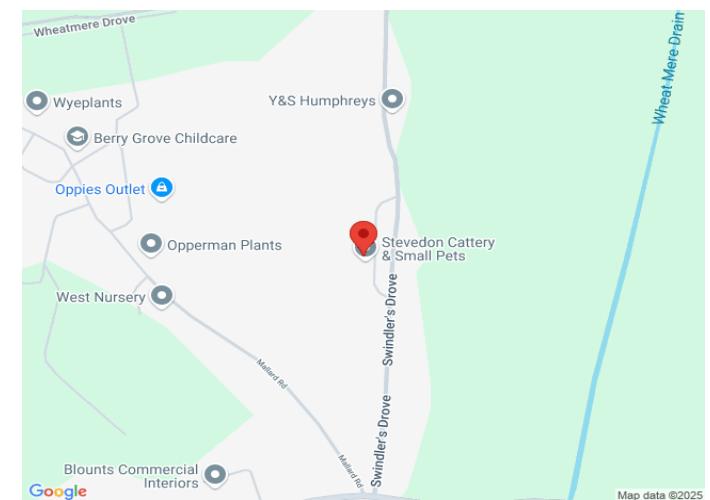
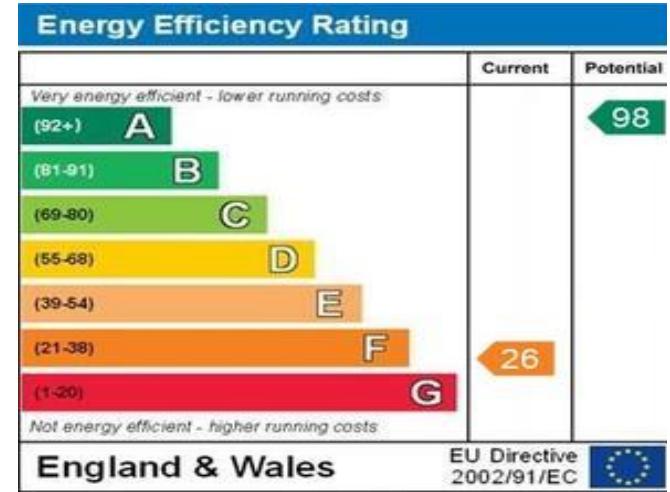






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Property is personal

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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