



BRADLEY JAMES

ESTATE AGENTS



12 Canterbury Mews, Donington, Spalding, Lincolnshire, PE11 4UL

Guide price £165,000

- TWO DOUBLE BEDROOMS
- BESPOKE SHUTTERS IN FRONT WINDOWS
- DOWNSTAIRS CLOAKROOM
- LANDSCAPED FRONT AND REAR GARDENS
- WALKING DISTANCE TO LOCAL SHOPS AND SCHOOLS
- TWO EN-SUITES
- INTEGRATED KITCHEN DINER
- FITTED WARDROBES TO BEDROOM ONE
- OFF ROAD PARKING FOR THREE CARS
- POPULAR LOCATION

12 Canterbury Mews, Spalding PE11 4UL

Guide price £165,000-£175,000

Bradley James are pleased to offer for sale this beautiful two bed semi detached house which comes many upgrades and is nestled in the charming Canterbury Mews of Donington. This delightful semi-detached house offers a perfect blend of modern living and convenience. Built in 2019, the property spans an impressive 732 square feet and boasts a beautifully designed interior and exterior, reflecting the care and attention of the current vendors.

Upon entering, you are welcomed into an entrance hall which leads to your spacious lounge that comes with bespoke shutters and overlooks the green, giving you a feeling of space. The lounge flows seamlessly into an open-plan integrated kitchen diner with French doors that lead out onto your rear garden. The kitchen diner is ideal for both entertaining and family gatherings. The ground floor also features a contemporary cloakroom, enhancing the practicality of the home.

Upstairs, you will find two generous double bedrooms, each with the luxury of en-suite bathrooms. Bedroom one is particularly noteworthy, complete with fitted wardrobes and bespoke shutters that overlook the green, providing a tranquil view to start and end your day.

The property is complemented by off-road parking for three vehicles, ensuring convenience for you and your guests. The front and rear gardens have been thoughtfully landscaped and upgraded, creating inviting outdoor spaces for relaxation and enjoyment.

Location is key, and this home is within walking distance to Donington's excellent amenities. You will find two Co-op shops, a Budgens, three fish and chip shops, a public house renowned for its delicious food, a local butcher, as well as both primary and secondary schools. For leisure, a skate park is also nearby, making this an ideal setting for families.

This property is a wonderful opportunity for those seeking a modern home in a vibrant community. Don't miss the chance to make this charming residence your own.



Council Tax Band: A



Entrance Hall

Composite obscured double glazed front door into the entrance hall which has stairs leading off to the first floor accommodation, radiator, power points and skimmed ceiling.

Lounge

17'5 x 9'5

UPVC double glazed window to the front overlooking the green, it has bespoke shutters, radiator, TV point, telephone point, satellite point, multiple power points, radiator and skimmed ceiling.

Kitchen Diner

13'5 x 8'1

UPVC double glazed window and French doors to the rear, base and eye level units with worksurface over, sink drainer with mixer taps over, integrated Bosch electric oven and grill, integrated Bosch induction hob, with Bosch extractor over, integrated Bosch fridge and freezer, integrated slimline Bosch dishwasher, space and plumbing for washing machine, radiator, power points and skimmed ceiling with inset spotlights.

Downstairs Cloakroom

WC with push button flush, pedestal wash hand basin with mixer taps over, radiator and skimmed ceiling with extractor fan.

Landing

Loft hatch, power points and skimmed ceiling.

Bedroom 1

13'5 x 8'8 into wardrobes

UPVC double glazed window to the front overlooking the green, bespoke shutters, radiator, power point, feature panelled wall, built-in wardrobes with shelving and hanging space, built-in storage cupboard and skimmed ceiling.

Bedroom 1 En-suite Bathroom

UPVC obscured double glazed window to the side, WC with push button flush, panel bath with mixer taps over and a mixer tap shower over, pedestal wash hand basin with mixer taps over, wall mounted heated towel rail, double shaver point and skimmed ceiling with inset spotlights.

Bedroom 2

13'5 x 8'2

Two UPVC double glazed windows to the rear, bespoke shutters, radiator, TV point, power points and skimmed ceiling.

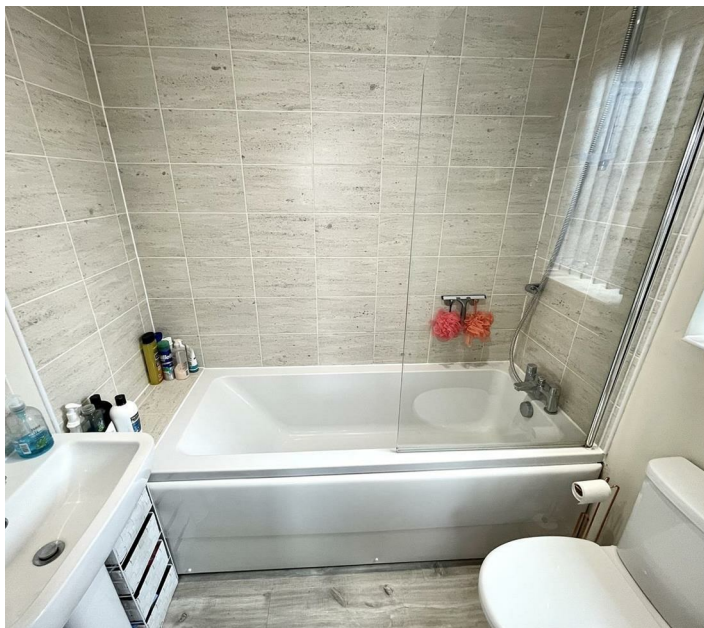
Bedroom 2 En-suite Shower Room

UPVC obscured double glazed window to the side,

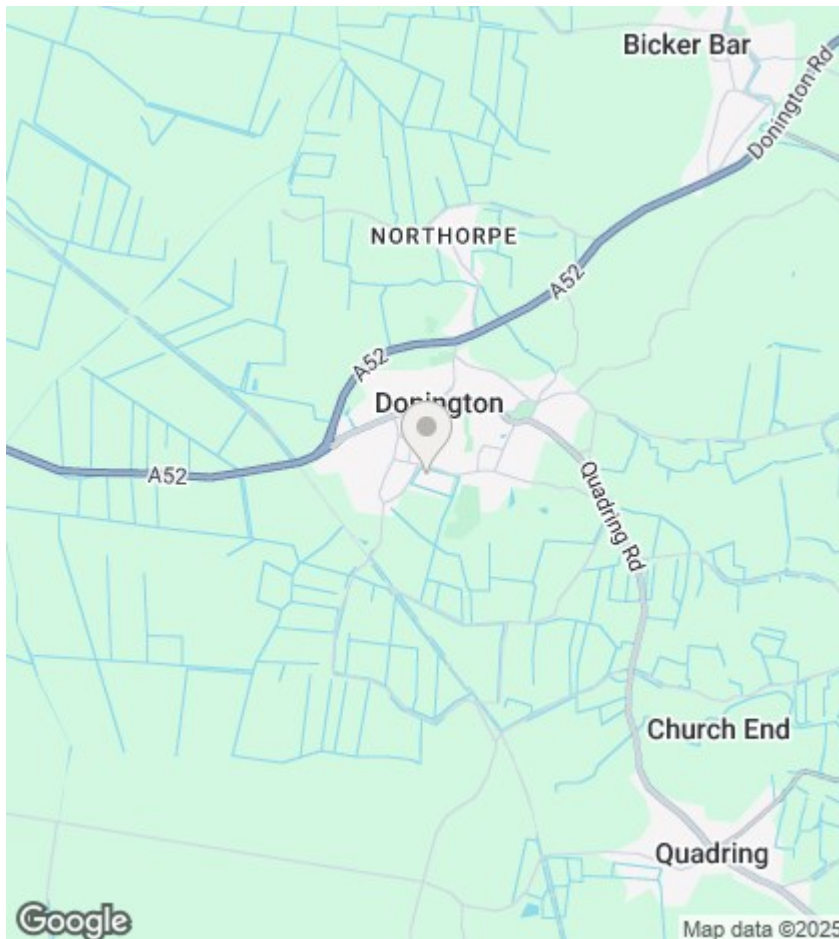
separate shower cubicle which is fully tiled with a built-in mixer shower over, pedestal wash hand basin with tap over, wall mounted heated towel rail, WC with push button flush, double shaver point, extractor fan and skimmed ceiling with inset spotlights.

Outside

The front has an upgraded patio and it's now low maintenance for tarmac off-road parking for three cars. To the side is gated access leading to your rear garden which is enclosed by panel fencing, there's an upgraded patio seating area which is 50% of the garden and the other 50% is laid to lawn, there's a shed which has power to it, outside light and outside tap.







Directions

Viewings

Viewings by arrangement only. Call 01775 233130 to make an appointment.

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(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

