



BRADLEY JAMES

ESTATE AGENTS



23 Kilby Court, Donington, Spalding, Lincolnshire, PE11 4FQ

Asking price £169,950

- TWO DOUBLE BEDROOMS
- OPEN PLAN KITCHEN DINER
- DOWNSTAIRS CLOAKROOM
- GOOD SIZED REAR GARDEN
- WALKING DISTANCE TO LOCAL AMENITIES
- TWO EN-SUITES
- INTEGRATED KITCHEN
- OFF ROAD PARKING FOR TWO CARS
- WALKING DISTANCE TO PRIMARY AND SECONDARY SCHOOL



# 23 Kilby Court, Spalding PE11 4FQ

Nestled in the charming area of Kilby Court, Donington, this modern semi-detached house offers a delightful blend of comfort and convenience. Upon entering, you are greeted by a separate entrance hall that leads into a bright and airy lounge, perfect for relaxation or entertaining guests. The heart of the home is the open-plan integrated kitchen diner, which spans across the rear of the property. This inviting space features French doors that open onto the rear garden, seamlessly connecting indoor and outdoor living. Completing the ground floor is a convenient cloakroom.

As you ascend to the first floor, you will find two generously sized double bedrooms, each boasting its own en-suite facilities. One en-suite features a modern shower room, while the other offers a luxurious bathroom, ensuring privacy and comfort for all occupants.

Outside, the property benefits from two designated parking spaces at the side of the house, and side gated access to the rear garden, providing a secure and private outdoor space for relaxation or play.

The location is particularly appealing, being within walking distance to local amenities, including primary and secondary schools, a skate park, a variety of takeaways, and several shops, including Co-op and Premier, as well as a post office, café, and butcher. This property is an excellent choice for families or professionals seeking a modern home in a vibrant community. Don't miss the opportunity to make this lovely house your new home.



Council Tax Band: A



### Entrance Hall

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

### Lounge

17'3 x 9'6

UPVC double glazed window to the front, radiator, power points, skimmed ceiling, fuse box, media plate with satellite, TV point and telephone points.

### Kitchen Diner

13'5 x 8'8

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

### Cloakroom

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

### Landing

Power points, skimmed ceiling and loft hatch.

### Bedroom 1

13'5 x 9'0

UPVC double glazed window to the rear, radiator, power points, TV point and skimmed ceiling.

### Bedroom 1 Ensuite Shower Room

Ensuite shower room with UPVC obscured double glazed window to the side, separate shower cubicle which is fully tiled with a built-in mixer shower over with a fixed showerhead and a separate showerhead on a sliding adjustable rail, pedestal wash hand basin with mixer taps over, WC with push button flush, double shaver point, wall mounted heated towel rail, skimmed ceiling with inset spotlights and extractor fan.

### Bedroom 2

13'5 x 8'8 max

UPVC double glazed window to the front, radiator, power points, telephone point, TV point, storage cupboard and skimmed ceiling.

### Bedroom 2 Ensuite Bathroom

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

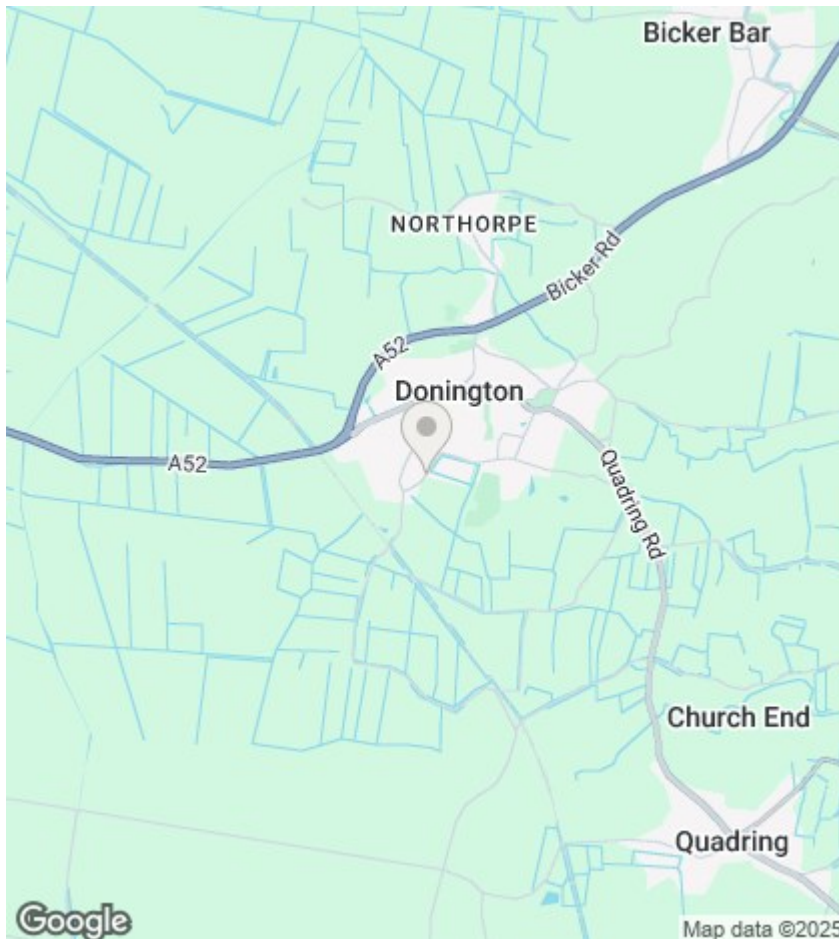
### Outside

To the outside there's a patio path leading to the front door which has a storm porch and courtesy lighting. There's off-road parking to the side for two vehicles with side gated access leading through to the rear garden. The rear garden is enclosed by panel fencing, predominantly laid to lawn, patio seating area, outside light, outside tap and shed.









## 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	

