



Church Gardens, Lutton Spalding PE12 9PP

welcome to

Church Gardens, Lutton Spalding

*** GUIDE PRICE £190,000-£200,000 *** FULLY MODERNISED TWO BEDROOM TERRACED PROPERTY, immaculately presented throughout. Good sized lounge & STUNNING KITCHEN WITH CENTRAL ISLAND. Family bathroom & DOWNSTAIRS WC. Off road parking for two cars & a FULLY ENCLOSED REAR GARDEN



Entrance Hall

having stairs to first floor and tiled floor.

Lounge

11' 5" x 17' 9" (3.48m x 5.41m)

having laminate floor and french doors to garden.

Kitchen

12' 5" x 11' 7" (3.78m x 3.53m)

having range of units at wall and base level, one half ceramic bowl sink, solid marble effect worktops, integrated electric oven, 4 ring induction hob, fridge freezer and bins. Built-in cupboard with wall mounted gas boiler, tiled floor.

Cloakroom

2' 10" x 6' 9" (0.86m x 2.06m)

having low level WC, sink (needs to be fitted). Tiled floor.

Landing

having loft access.

Bedroom 1

11' 1" x 15' 3" (3.38m x 4.65m)

having built-in airing cupboard with hot water tank.

Bedroom 2

12' 10" x 9' 11" (3.91m x 3.02m)

currently being used as a craft room/study

Shower Room

8' 7" x 7' 6" (2.62m x 2.29m)

having double shower cubicle with thermostatic shower, low level WC and pedestal wash hand basin. Extractor fan and tiled floor.

Outside

having gravel drive with off road parking for 2 cars. The enclosed rear garden is enclosed by fencing with a central lawn and patio seating area. timber garden shed and rear gate access.



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welcome to

Church Gardens, Lutton Spalding

- FULLY MODERNISED TWO BEDROOM MID-TERRACED PROPERTY
- GOOD SIZED LOUNGE & STUNNING KITCHEN
- FAMILY BATHROOM & DOWNSTAIRS WC
- OFF ROAD PARKING FOR TWO CARS
- FULLY ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: C

guide price

£190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LST106919 - 0004

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