





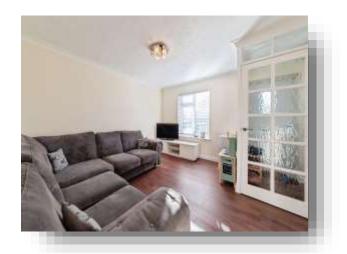




welcome to

Daniels Gate, Spalding

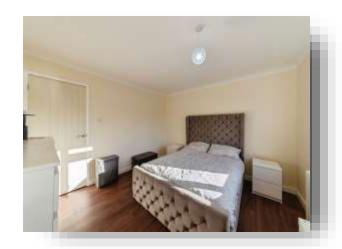
Immaculately presented two bedroom end terraced property, FULLY REFURBISHED IN 2024 BY CURRENT OWNER. Lounge & kitchen diner. FAMILY BATHROOM WITH MODERN THREE PIECE SUITE. Allocated parking for one car to front & FULLY ENCLOSED REAR GARDEN. Available with tenant in situ or with no chain













Entrance Hall

having stairs to first floor, laminate floor and access to:

Lounge

12' 4" x 12' 1" (3.76m x 3.68m) having laminate flooring and door to:

Breakfast Kitchen

10' x 15' 5" (3.05m x 4.70m)

having a range of wall and base units, solid oak work surfaces and a single bowl stainless steel sink. Integrated electric oven, four ring induction hob, stainless steel extractor, dishwasher, fridge and freezer. Space for freestanding fridge freezer, wall mounted new gas combi boiler, door to understairs cupboard and door to garden. Built in Washer/ dryer.

Landing

access to loft space, laminate flooring and doors off to all first floor rooms

Bedroom 1

11' 7" \times 12' 2" (3.53m \times 3.71m) with built-in single wardrobe and laminate flooring

Bedroom 2

10' 10" x 7' 11" (3.30m x 2.41m) having laminate flooring

Bathroom

7' x 7' (2.13m x 2.13m) comprising three piece suite of WC, sink and whirlpool bath with thermostatic shower over. Extractor, heated towel rail, shaving point and partly tiled walls

Outside

to the front of the property there is allocated parking for one car, a small lawned area and access to a shared passageway that in turn provides gated access to the rear garden. The rear garden is fully enclosed by timber fencing and in the majority laid to lawn, with a small patio area to the rear





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- IMMACULATELY PRESENTED TWO BEDROOM END TERRACED PROPERTY REFURBISHED IN 2024
- LOUNGE & KITCHEN DINER
- FAMILY BATHROOM WITH MODERN THREE PIECE SUITE
- ALLOCATED PARKING FOR ONE CAR TO THE FRONT
- FULLY ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: C

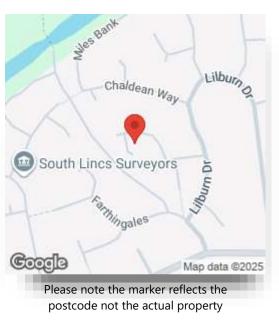
Council Tax Band: A

£189,950









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Property Ref: SDG112922 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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