



Daniels Gate, Spalding PE11 3QY

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" x 12' 2" (3.53m x 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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Daniels Gate, Spalding

- IMMACULATLY 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



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SDG112922 - 0003

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