



1 AUSTEN MEWS SPALDING, PE11 1WQ

£215,000
FREEHOLD

Welcome to Austen Mews, Spalding - an ideal location perfect for first-time buyers looking for a modern semi-detached house. This property boasts two reception rooms, ideal for entertaining guests or simply relaxing with your family. With three bedrooms, there's plenty of space for everyone to enjoy.

The house features a contemporary bathroom, perfect for unwinding after a long day. Built in 2017, this property offers a modern living experience while still maintaining a cosy atmosphere. The 1,279 sq ft of space provides ample room for all your needs, whether it's creating a home office or setting up a play area for the kids.

One of the highlights of this property is the convenient parking space for one vehicle, ensuring you never have to worry about finding a spot after a long day. Additionally, being close to schools makes it an ideal location for families with children, providing easy access to education facilities.

Don't miss out on the opportunity to own this lovely home in Austen Mews. Book a viewing today and discover the potential this property holds for you and your family.

1 AUSTEN MEWS

- THREE BEDROOM SEMI DETACHED PROPERTY
- OFF ROAD PARKING AND CAR PORT
- CLOSE TO SPALDING TOWN CENTRE
- ENCLOSED REAR GARDEN
- SOLAR PANELS
- IMMACULATLY PRESENTED
- DESIRABLE RESIDENTIAL LOCATION
- OPEN PLAN KITCHEN/LOUNGE
- BUILT IN 2017
- POPULAR SCHOOLS AND NURSERIES WITHIN WALKING DISTANCE



Entrance Hall

Entrance door to front aspect. Stairs to first floor landing. Door to utility area under the stairs, with door to bedroom three/study and ground floor cloakroom.

Bedroom 3

Upvc window to side aspect. Radiator. Television point.

Ground Floor WC

Wash hand basin. Radiator. Extractor fan. Toilet.

Car port

The garden benefits with an electric car charging port and an outside tap

First Floor Landing

Carpeted. Stairs to second floor landing. Door to open plan kitchen diner and living area and cloakroom.

Kitchen/diner/lounge

Upvc window to front elevation and three to side. Matching base and wall units with work surface over. Integrated electric oven with hob and stainless steel splashback and extractor hood over and . Integrated neff dishwasher . Space for American style fridge freezer. Stainless steel sink with drainer and mixer tap over. Space for dining room table. The flooring is Luxury Vinyl. Spotlighting. Television point. Bt point. Two radiators.

First Floor Cloakroom

Toilet. Radiator. Wash hand basin. Vinyl flooring. Extractor fan.

Second Floor Landing

Loft access. Airing cupboard. Radiator, half boarded loft.

Bathroom

Extractor fan. Heated towel rail. Wash hand basin. Bath with mixer tap over. Shower cubicle with shower over. Shaver point. Partially tiled walls. Vinyl flooring.

Bedroom 1

Upvc window to side elevation. Radiator. Bt point.

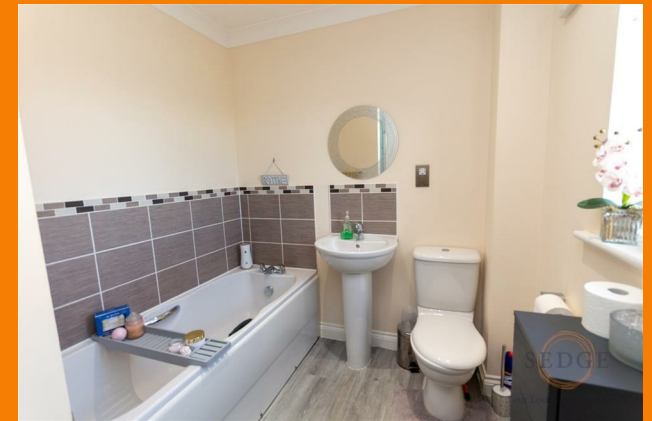
Bedroom 2

Upvc window to side elevation. Radiator.

Exterior

Enclosed rear garden, mainly laid to lawn with gated side access leading to the front. The garden benefits with an electric car charging port and an outside tap

1 AUSTEN MEWS





Your Local Property Experts

1 AUSTEN MEWS

ADDITIONAL INFORMATION

Local Authority – South Holland

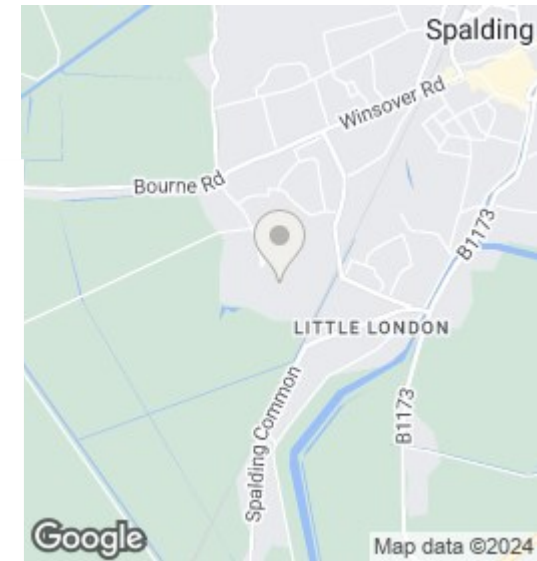
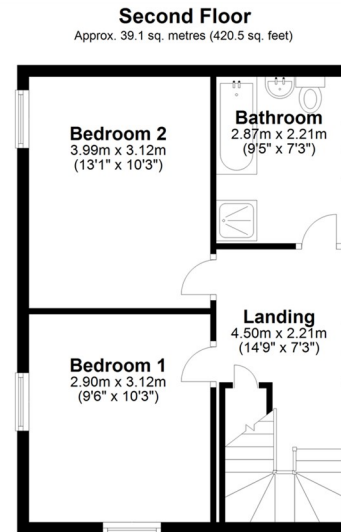
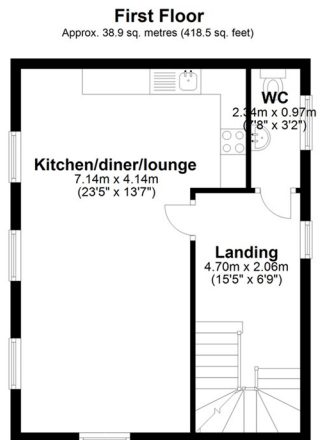
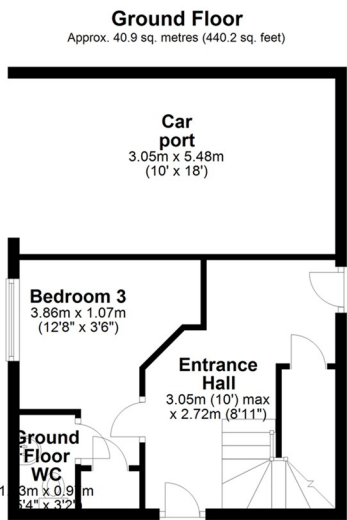
Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 1279.00 sq ft

Tenure – Freehold





Total area: approx. 118.8 sq. metres (1279.2 sq. feet)
1 austen mews

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	84
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Spalding Office Sales
11 The Crescent
Spalding
Lincolnshire
PE11 1AE

01775 713 888
enquiries@sedge-homes.com
www.sedge-homes.com

