



12 Doyle Lane, Spalding, PE11 1WU

 **NEWTON FALLOWELL**



## Key Features

- Ideal First Home or Investment Property
- Two Double Bedrooms
- Fully Enclosed Rear Garden
- Single Detached Garage and Dedicated Parking Space
- Open Plan Down Stairs Living Space
- Council Tax Band - A
- EPC Rating B
- Freehold

Offers in excess of £170,000





Newton Fallowell are delighted to offer this ideal first home or investment property situated in the new estate of Spalding. Benefitting from great downstairs reception space plus two double bedrooms this is a must view property.

As you enter the property you are greeted with a spacious kitchen dining space benefitting from built in appliances. This also houses a WC situated under the stairs. As you go through into the bright living space you are greeted with large French doors leading to the outside patio area.



Upstairs this property offers two double bedrooms with the master benefitting from a dormer window overlooking the front aspect. A larger four piece suite completes the upstairs space.

The property benefits from a fully enclosed rear garden with gated access. This leads to dedicated parking and a separate detached single garage.



Kitchen Dining Room 6.72m x 2.65m (22'0" x 8'8")

Lounge 5.00m x 3.88m (16'5" x 12'8")

Bedroom 1 4.96m x 3.22m (16'4" x 10'7")

Bedroom 2 2.97m x 3.10m (9'8" x 10'2")

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX INFORMATION:**

Local Authority:  
Council Tax Band: A

**AGENTS NOTE:**

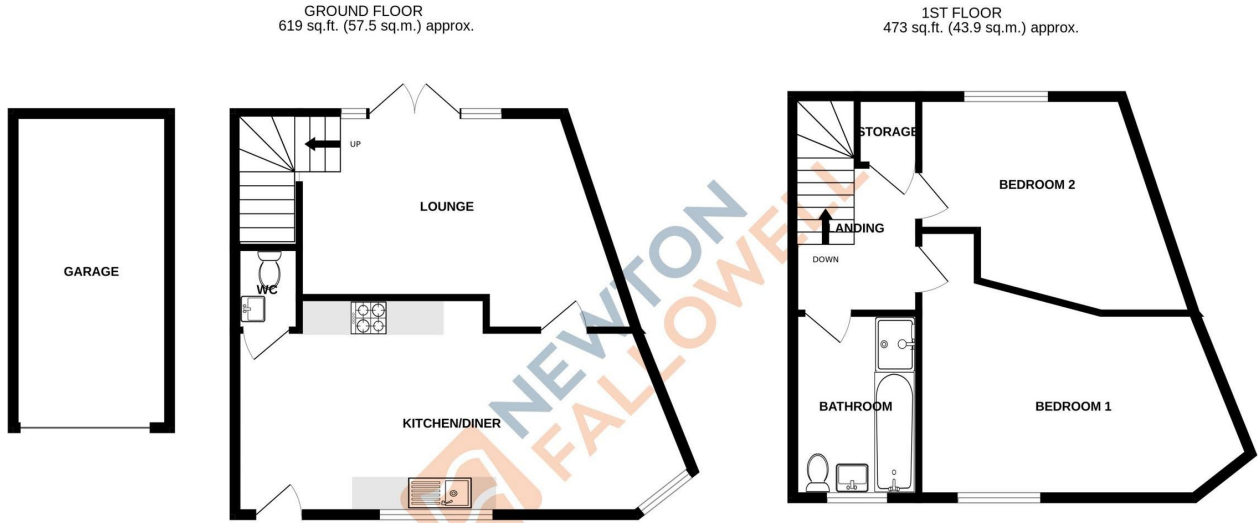
Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

**ANTI-MONEY LAUNDERING REGULATIONS:**

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

**REFERRAL FEES:**

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.



TOTAL FLOOR AREA : 1092 sq.ft. (101.5 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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