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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



2 Kilby Court, Donington, Spalding, Lincolnshire PE11 4FQ

178,500 Freehold

- Immaculate 'As New' Semi-Detached House
- Enclosed Rear Garden
- Two Double Bedrooms both with Ensuite
- Village Location

Immaculate 'as new' semi-detached house, two double bedrooms (both with en-suite), 2 parking spaces, UPVC windows, gas central heating, village location

SPALDING 01775 766766 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



ACCOMMODATION

Composite front entrance door leading to entrance lobby with staircase off, door to:

LOUNGE/DINER

17' 2" x 9' 5" (5.24m x 2.89m) Fitted carpet, two radiators, UPVC front window, door to:

KITCHEN

8' 9" x 13' 5" (2.69m x 4.10m) UPVC window to the rear elevation, glazed French doors, recessed ceiling lights, extensive range of base cupboards, drawers, wall units, one and a quarter bowl stainless steel sink unit with mixer tap, worktops, Bosch electric oven and hob with splash board return and cooker hood over, integrated dishwasher and fridge freezer, plumbing and space for washing machine. Door to:



CLOAKROOM

Two piece suite comprising low level WC and wash hand basin, radiator, extractor fan.

From the entrance lobby, staircase to:

FIRST FLOOR LANDING

Loft hatch, ceiling light, doors arranged off to:

BEDROOM 1

13' 5" x 8' 2" (4.09m x 2.51m) Two windows to the rear elevation, fitted carpet, radiator, door to:

ENSUITE SHOWER ROOM

4' 5" x 6' 3" (1.36m x 1.92m) 1200mm shower cabinet, low level WC, wash hand basin, obscure glazed UPVC window, radiator, shaver point.

BEDROOM 2

13' 5" x 8' 9" (4.11m x 2.69m) UPVC window to the front elevation, fitted carpet, over stairs cupboard, door to:

ENSUITE BATHROOM

4' 9" x 6' 3" (1.46m x 1.92m) Panel bath with mixer tap and shower attachment, wash hand basin, low level WC, heated towel rail, obscure glazed window.

EXTERIOR

Side by side tarmac double parking space immediately to the front of the property. Side entrance gate to:

ENCLOSED REAR GARDEN

Laid to lawn with close boarded timber fencing to the surround.

DIRECTIONS

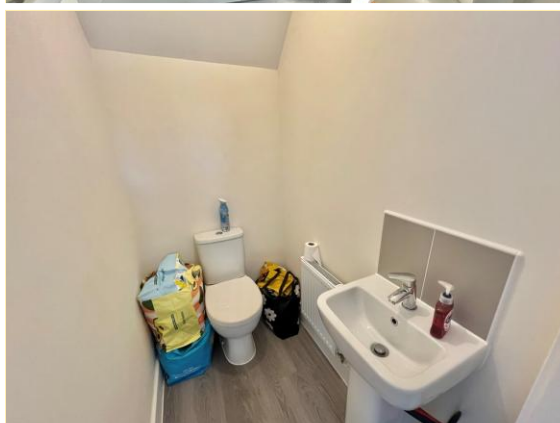
From Spalding, proceed in a northerly direction to Donington, on entering the village of Donington travel straight through the village turning left into Malting Lane then third left into Towndam Lane. Take the first right hand turning into Hartfil Street, left into Morris Close and left into Kilby Court, the property is the first on the right hand side.

AMENITIES

Donington is a thriving village with a range of facilities including primary and secondary schools, a range of shops, Church public house/restaurant etc. Spalding and Boston are each approximately 10 miles distant.

SPECIAL NOTE

The property is currently let through our agency and could be sold with the tenant in situ, if this is of interest to an incoming buyer.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 96 A |
| 81-91 | B | 83 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

TENURE Freehold

SERVICES All Mains

COUNCIL TAX BAND A

LOCAL AUTHORITIES

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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Ref: 16627

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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