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17 Water Lane, Spalding, Lincolnshire, PE11 2TQ

£145,000 Freehold

- 2 Double Bedrooms
- Gas Central Heating
- Enclosed Rear Garden
- Allocated Parking
- No Chain

2 bedroom end terraced property ideal for first time buyer/investment. Situated close to the town centre. Accommodation comprising kitchen diner, lounge, 2 double bedrooms and wet room. Enclosed rear gardens, allocated parking. No chain.

SPALDING 01775 766766 BOURNE 01778 420406

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



ACCOMMODATION Open porch with lighting and through an obscured UPVC double glazed door leading into:

KITCHEN DINER 13' 2" x 14' 8" (4.02m x 4.49m) 2 UPVC double glazed windows to the front elevation, double radiator, coved and textured ceiling, centre strip light, extra ctor fan, electric consumer unit board, wall mounted Valliant gas boiler, fitted with a wide range of base and eye level units with work surfaces over, tiled splashbacks, one and a quarter bowl stainless steel sink with mixer tap, washing machine and fridge freezer, smoke alarm, door to:

UNDERSTAIRS STORAGE CUPBOARD 2' 11" x 7' 4" (0.90m x 2.25m) Fitted coat rail.

From the Kitchen Diner a door leads into:

LOUNGE 10' 0" x 14' 9" (3.05m x 4.50m) UPVC double glazed



window to the rear elevation, obscured UPVC double glazed door to the rear elevation, coved and textured ceiling, centre light point, double radiator, TV point, fitted shelving, wall mounted gas coal effect fire, central heating thermostat, staircase rising to first floor.

LANDING 2' 11" x 5' 11" (0.90m x 1.81m) UPVC double glazed window to the side elevation, coved and textured ceiling, centre light point, smoke alarm, door into:

BEDROOM 1 10' 2" x 14' 8" (3.10m x 4.49m) 2 UPVC double glazed windows to the front elevation, coved and textured ceiling, centre light point, radiator, TV point.

BEDROOM 2 11' 6" x 9' 11" (3.52m x 3.04m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, access to loft space, shelving, radiator, storage cupboard off housing hot water cylinder with slatted shelving.

WET ROOM 5' 9" x 6' 11" (1.76m x 2.12m) Obscured UPVC double glazed window to the rear elevation, centre light point, extractor fan, fully tiled walls, radiator, fitted with a two piece suite comprising pedestal wash hand basin with taps, high level WC and fitted Mira Select thermostatic shower with rail, curtain and grab rail.

EXTERIOR Gravelled foregarden with wooden fence to the front and side elevation, wooden front gate with paved pathways. Access wooden gate to:

REAR GARDEN Patio, mainly laid to lawn, wide range of mature shrubs and trees, garden shed, wooden gate to the rear accessing:

ALLOCATED PARKING AREA

DIRECTIONS From the town centre proceed in a westerly direction along Winsover Road, continue to the traffic lights, turning left into St Thomas Road, proceed down passing the Grammar School playing fields and then turn left onto Water Lane. The property is situated on the left hand side.

AMENITIES Along with the Grammar School, there is a general stores round the corner on London Road and the town centre is just over half a mile away offering a range of shopping, banking, leisure, commercial and educational facilities along with bus and railway stations.



Whilst every effort has been made to ensure the accuracy of the floor plan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as a guide only. The prospective purchaser should verify the measurements and details of the property by inspection. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency in the future. Please note: drawings are not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 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: S11945

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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