



1 Hutton Close, Spalding, PE12 6UY



Freehold

£150,000



Key Features

- End terrace house
- Two bedrooms
- Kitchen & lounge/diner
- Bathroom
- Off-road parking to front
- Enclosed rear garden
- NO CHAIN
- EPC rating TBC





Ideal for first-time buyers, this end-terrace home is perfectly situated in the popular market town of Spalding, within easy walking distance of local shops, schools and amenities.

Recently decorated and having new carpets, the accommodation comprises a fitted kitchen and a bright, spacious lounge/diner to the ground floor. Upstairs offers two comfortable bedrooms and a family bathroom.

Outside, the property benefits from off-road parking to the front and a fully enclosed rear garden, ideal for relaxing or entertaining. Further advantages include gas central heating, double glazing and the added benefit of being offered with NO CHAIN, making it ready for a smooth and speedy purchase.

ACCOMMODATION

Part glazed front entrance door to the:

KITCHEN

3.55m x 3m (11'7" x 9'10")

Having window to front elevation, radiator and tiled floor. Fitted with a range of base & wall units with work surfaces & upstands comprising: stainless steel sink with drainer & mixer tap inset to work surface, cupboards, space & plumbing for automatic washing machine under, cupboard housing gas fired boiler providing for both domestic hot water & heating over. Work surface return with space for gas cooker, cupboards under, cupboards & stainless steel extractor over. Further work surface return with cupboards under, cupboards over and space for upright fridge/freezer to side.

LOUNGE/DINER

Having part glazed door with windows to either side to rear elevation & garden, coved & textured ceiling, radiator and staircase rising to first floor.

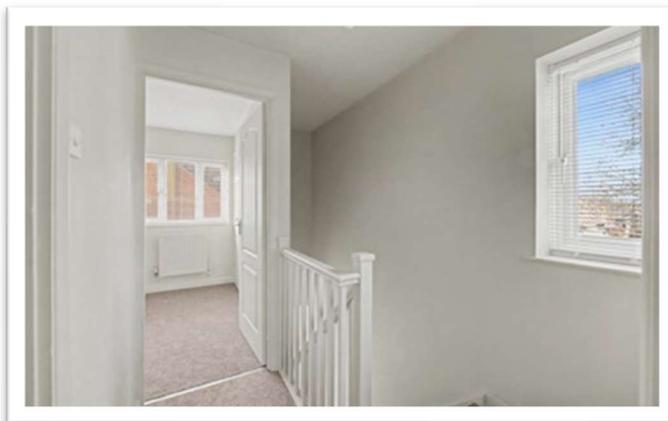
FIRST FLOOR LANDING

Having window to side elevation.

BEDROOM ONE

3.55m x 3.13m (11'7" x 10'4")

Having window to front elevation and radiator.



BEDROOM TWO

2.61m x 2.47m (8'7" x 8'1")

Having window to rear elevation, radiator and built-in cupboard.

BATHROOM

1.8m x 1.65m (5'11" x 5'5")

Having radiator, extractor, part tiled walls, panelled bath with mixer tap & shower attachment, close coupled WC and pedestal hand basin.

EXTERIOR

To the front of the property there is a lawned garden with a paved footpath leading to the front entrance door. Gated access to the:

REAR GARDEN

Being enclosed and laid to lawn with a paved patio & footpath and garden shed.

To the front of the property there is off-road parking.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas fired boiler serving radiators and the property is double glazed. The current council tax is band A.

VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.



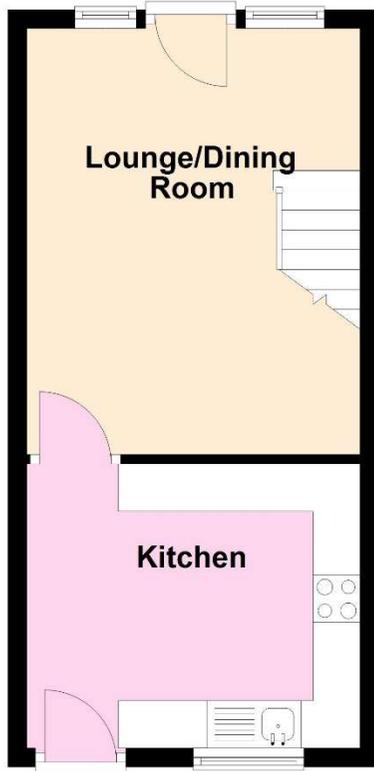


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Floorplan

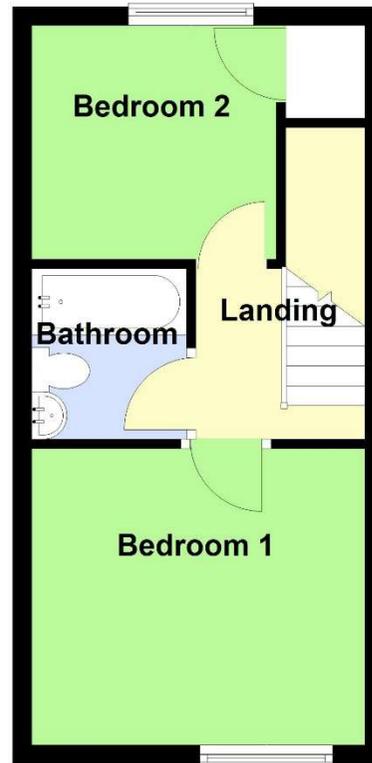
Ground Floor

Approx. 27.0 sq. metres (290.2 sq. feet)



First Floor

Approx. 27.1 sq. metres (292.2 sq. feet)



Total area: approx. 54.1 sq. metres (582.4 sq. feet)

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lifetime legal

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 **NEWTON FALLOWELL**

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