



12 Hartfil Street, Spalding, PE11 4FN

 **NEWTON FALLOWELL**



## Key Features

- Stunning Two Bedroom Property
- Ideal Investment Property or First Home
- Fully Enclosed Rear Garden
- Two Ensuite Bathrooms
- Two Large Double Bedrooms
- Sought After Village Location
- Council Tax Band - A
- EPC Rating B
- Freehold

£169,950





Situated in the stunning village of Donnington is this ideal first home or a great investment opportunity. Boasting two double bedrooms and two separate En-suite bathrooms and excellent downstairs living accommodation this is a must view property.

As you enter the property you are greeted with an entrance hall providing access to the downstairs reception room. The property benefits from a stunning, open plan kitchen dining space benefitting from a range of integrated appliances and upgraded worktops. The downstairs space also includes a separate downstairs WC.



The first floor offers spacious double bedrooms with both of them benefitting from separate modern three piece En-Suite bathrooms. The first floor is completed via an additional storage cupboard within the main bedroom.

Outside, this property offers ample off street parking, a fully enclosed rear garden which is mainly laid to lawn with a separate patio area.



Lounge 2.90m x 5.35m (9'6" x 17'7")

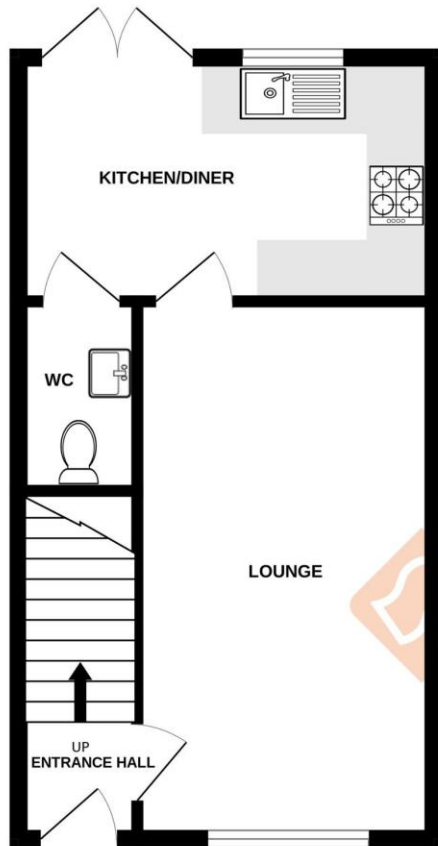
Kitchen Diner 2.46m x 4.00m (8'1" x 13'1")

Bedroom One 3.28m x 4.11m (10'10" x 13'6")

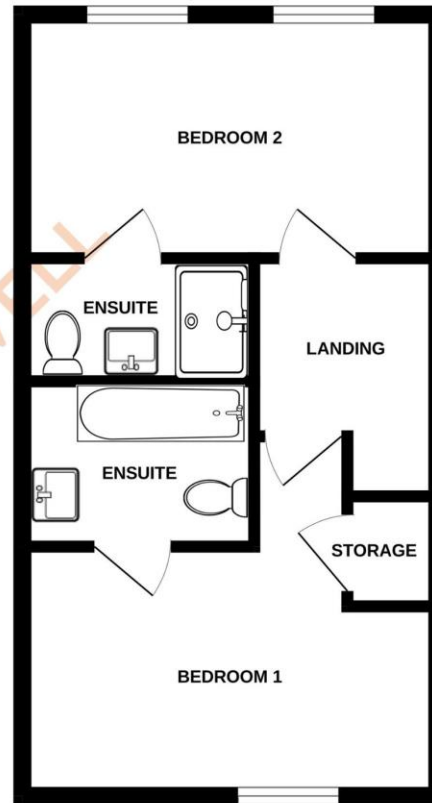
Bedroom Two 2.84m x 4.10m (9'4" x 13'6")

WC 1.18m x 1.95m (3'11" x 6'5")

GROUND FLOOR  
355 sq.ft. (33.0 sq.m.) approx.



1ST FLOOR  
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 710sq.ft. (66.0 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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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		

**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.