



BRADLEY JAMES

ESTATE AGENTS



11 Daniels Gate, Spalding, Lincolnshire, PE11 3QY

Asking price £65,000

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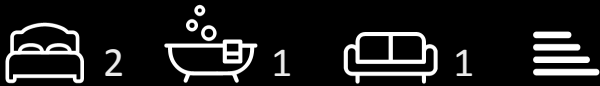
Nestled in the charming area of Daniels Gate, Spalding, this beautifully modernised no chain terraced house presents an excellent opportunity for both first-time buyers and those looking to downsize.

This property is available under a 50% shared ownership scheme, with the option to purchase 100% of the home, offering flexibility for potential buyers.

The property boasts two well-proportioned bedrooms and a stylish bathroom, making it ideal for small families or couples. The inviting reception room offers a warm welcome, perfect for relaxing or entertaining guests.

One of the standout features of this home is its contemporary design, which includes modern windows, doors, a new boiler, and a sleek kitchen that is sure to impress. The interior is tastefully decorated, creating a lovely atmosphere that you can easily make your own.

Outside, you will find a low-maintenance rear garden, providing a peaceful retreat for outdoor enjoyment. Additionally, parking for one vehicle is conveniently located at the rear of the property, ensuring ease of access.



Council Tax Band: A



Entrance Hall

Composite obscured double glazed front door into the entrance hall which has stairs leading off to the first floor accommodation, radiator, power point, telephone point and a door through to the lounge.

Lounge

12'0 x 12'0 max

UPVC double glazed window to the front, radiator, power points, TV point and a door to the kitchen diner.

Kitchen Diner

15'0 x 9'1

UPVC double glazed window to the rear, UPVC obscured double glazed door to the rear garden, base and eye level units with work surface over, sink and drainer mixer taps over, space for a freestanding cooker, space and plumbing for washing machine, breakfast bar, wall mounted boiler housed in a kitchen cupboard, radiator, power points, tiled splashback and under stairs storage cupboard with shelving and power points.

Landing

Power point.

Bathroom

UPVC obscured double glazed window to the rear, panel bath with mixer taps over and an electric shower with modern shower screen, vanity wash hand basin with mixer tap over and storage cupboards beneath, WC with push button flush, storage cupboard with shelving, wall mounted heated towel rail, double shaver point, fully tiled walls and floor and extractor fan.

Bedroom 1

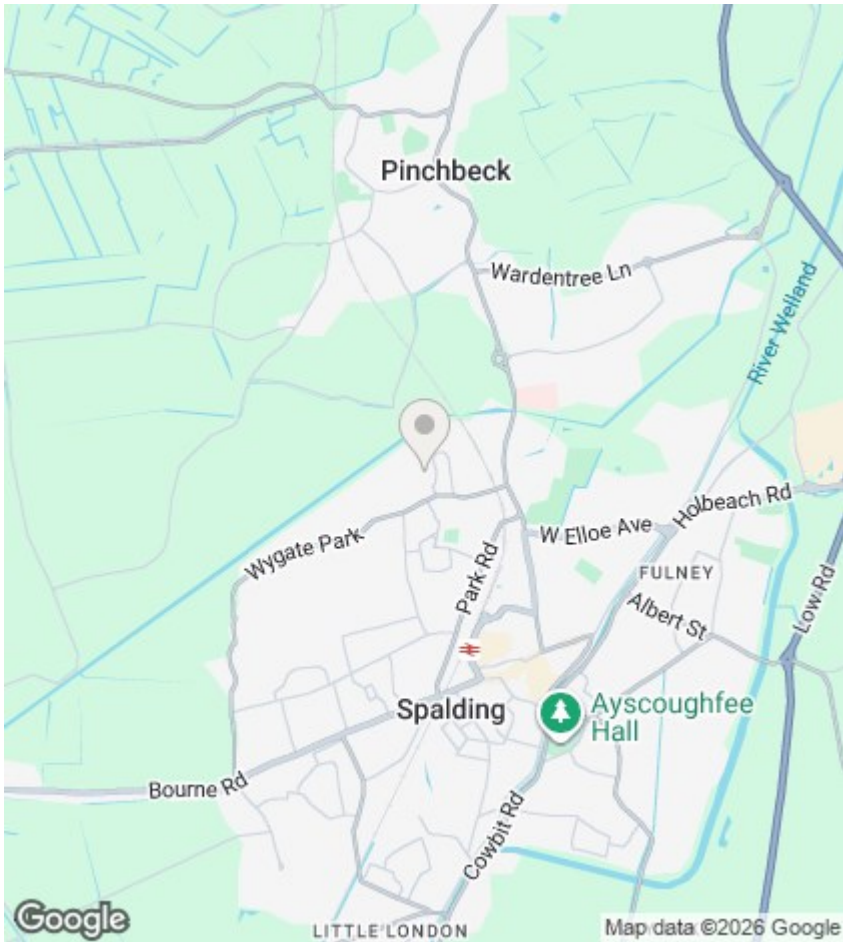
12'0 x 11'1

Two UPVC double glazed windows to the front, radiator, power points and airing cupboard with shelving.

Bedroom 2

11'0 x 7'1

UPVC double glazed windows to the rear, radiator, power points with USB charging and loft hatch.



Directions

Viewings

Viewings by arrangement only. Call 01775 233130 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

