

**The Old Chapel Little London, Spalding PE11 2UA**

welcome to

## The Old Chapel Little London, Spalding

Two/three double bedroom detached property, DETACHED ANNEXE ACCOMMODATION TO REAR. Two reception rooms & CONSERVATORY. Shower rooms with three piece suites to both floors. Fully enclosed rear garden with OUTSIDE OFFICE & TWO TIMBER SHEDS. No chain & close to town



**Entrance Hall**

having tiled floor and loft access

**Kitchen**

13' 1" x 11' 1" ( 3.99m x 3.38m )

having a range of wall and base units, work surfaces and a one and a half bowl stainless steel sink. Integrated double electric oven, four ring induction hob and stainless steel extractor. Space for fridge freezer, washing machine, tumble dryer and dishwasher. Wall mounted gas boiler

**Lounge**

17' 7" x 11' 2" ( 5.36m x 3.40m )

having tiled floor, French doors to garden and stairs to first floor

**Living Room**

14' 5" x 9' 6" ( 4.39m x 2.90m )

laminate flooring and French doors to:

**Conservatory**

11' 2" x 11' ( 3.40m x 3.35m )

laminate floor and French doors to garden

**Bedroom Three**

13' x 9' 7" ( 3.96m x 2.92m )

laminate floor

**Shower Room**

7' x 5' 10" ( 2.13m x 1.78m )

comprising three piece suite of WC, inset sink and double shower cubicle with thermostatic shower

**Landing**

doors off to all first floor rooms

**Bedroom 1**

17' 5" x 11' 11" ( 5.31m x 3.63m )

having solid wood floor and a range of built-in wardrobes

**Bedroom 2**

14' 7" x 11' 11" ( 4.45m x 3.63m )

solid wood floor

**Shower Room**

4' 1" x 9' 11" ( 1.24m x 3.02m )

comprising three piece suite of WC, pedestal sink and double shower cubicle with electric shower

**Outside Annexe**

of solid timber construction, UPVC double glazed windows and UPVC sliding entrance door

**Open Plan Kitchen Living Area**

9' 10" x 24' 2" ( 3.00m x 7.37m )

this area also includes bedroom space

**Wc**

2' 10" x 6' 8" ( 0.86m x 2.03m )

**Outside Office**

6' 2" x 8' 7" ( 1.88m x 2.62m )

having power, lighting and door to WC (4'5 x 2'10) with fitted WC and sink



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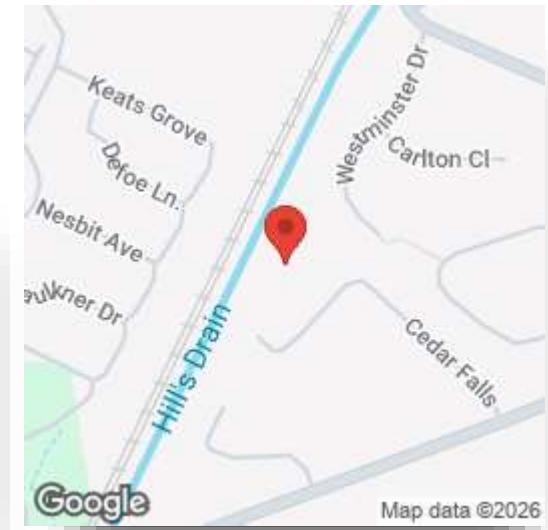
## The Old Chapel Little London, Spalding

- TWO/THREE BEDROOM DETACHED PROPERTY WITH ANNEXE TO REAR
- TWO RECEPTION ROOMS & CONSERVATORY
- SHOWER ROOMS TO BOTH FLOORS
- FULLY ENCLOSED REAR GARDEN
- OUTSIDE OFFICE SPACE

Tenure: Freehold EPC Rating: D

Council Tax Band: B

**£190,000**



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Property Ref:  
SDG112834 - 0010

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