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9 Kingfisher Court, Spalding PE11 2FX

£149,950

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Key Features

- > MID TERRACE PROPERTY
- > TWO BEDROOMS
- > FITTED KITCHEN
- > CLOAKROOM
- > GAS CENTRAL HEATING
- > ALLOCATED PARKING SPACE
- > Tenure: Freehold
- > EPC rating C



This well-presented two-bedroom mid-terrace property offers an excellent opportunity for those seeking a comfortable and functional home. Designed with convenience and practicality in mind, the property features well-proportioned rooms throughout, providing an inviting and adaptable living environment. The accommodation comprises a bright and spacious living area, creating an approachable setting for both relaxation and everyday life. The fitted kitchen offers ample storage and workspace.

Both bedrooms are designed to provide restful spaces, while the main bathroom is thoughtfully laid out to serve the needs of the household. Additional features include a cloakroom for added practicality and gas central heating, ensuring comfortable living conditions throughout the seasons. The property is further enhanced by an enclosed private rear garden, providing a secure and low-maintenance area for outdoor activities, as well as private allocated parking space, delivering increased convenience for residents.

Benefitting from freehold tenure, this property is offered for sale with no onward chain, presenting an appealing prospect for both first-time buyers and investors. The combination of contemporary features and a manageable layout makes it a compelling choice for a variety of lifestyles.

Local area

Situated in Spalding, the property enjoys proximity to a range of amenities, schools, and transport links. Spalding is known for its local character, community atmosphere, and selection of services catering to residents' day-to-day needs. The town benefits from its location in Lincolnshire, offering a blend of local commerce and green spaces, while providing opportunities for leisure, shopping, and professional convenience.



ENTRANCE

Sealed unit double glazed door, storm porch over, radiator.

CLOAKROOM

UPVC double glazed window to the front elevation, two-piece suite comprising of WC, wash hand basin, radiator.

KITCHEN

9'8" x 5'9" (2.9m x 1.8m)

UPVC double glazed window to the front elevation, base and wall units, built in oven hob and hood, sink unit with mixer taps over, space for washing machine and refrigerator, wall mounted central heating boiler.

LOUNGE

15'3" x 11'11" (4.6m x 3.6m)

Sealed unit double glazed door and UPVC double glazed window to the rear elevation, stairs to first floor, understairs cupboard, radiator.





LANDING

UPVC double glazed window to the rear elevation, radiator.

BEDROOM 1

9'9" x 8'10" (3m x 2.7m)

UPVC double glazed window to the front elevation, radiator, fitted wardrobes.

BEDROOM 2

8'10" x 7'2" (2.7m x 2.2m)

UPVC double glazed window to the rear elevation, radiator, fitted wardrobe.

BATHROOM

UPVC double glazed window to the rear elevation, three-piece suite comprising of WC, wash hand basin, panelled bath with shower over, radiator, extractor.

EXTERNALLY

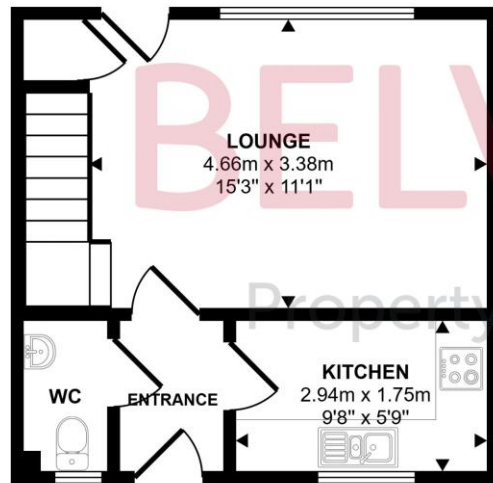
FRONT: open plan, allocated parking space.

REAR: Laid to lawn, patio area, enclosed by fence, gated access to rear.

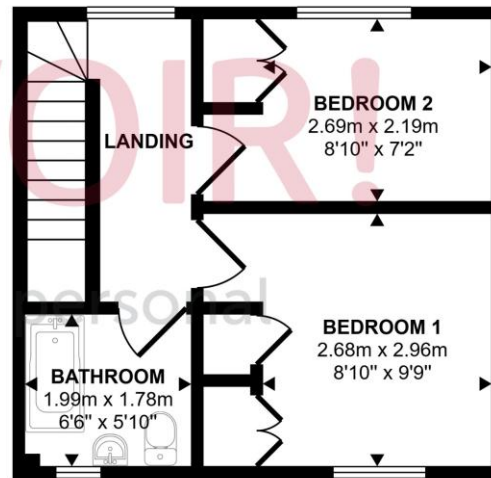




Approx Gross Internal Area
58 sq m / 621 sq ft

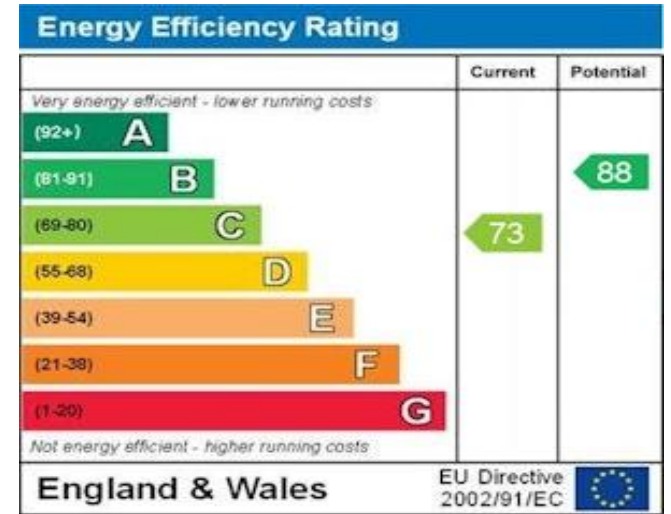


Ground Floor
Approx 29 sq m / 309 sq ft



First Floor
Approx 29 sq m / 312 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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