



**Park Road, Spalding, PE11 1QZ**

**£180,000**

Attractive two double bedroom Victorian Cottage which is beautifully presented throughout and provides well proportioned accommodation across two floor and courtyard gardens. Features of note include re fitted kitchen and a large four piece bathroom area. The property is situated within the popular market town of Spalding providing walking distance to the town centre and close proximity to schools and amenities. The renovated kitchen dining area provides vaulted ceilings and integrated appliances with a dining space to the rear. The first floor comprises of two double bedrooms and a large bathroom area with a deluxe jacuzzi double bath and separate shower unit.



# 144 Park Road, Spalding, PE11 1QZ

## ENTRANCE HALL

Access to ground floor rooms, stairs to first floor

## LIVING ROOM 12'2" x 11'5" (3.73 x 3.48)

Double glazed window to front aspect, fireplace with surround, , ceiling light and understairs storage cupboard. Vinyl wood effect laminate flooring



## DINING ROOM 12'2" 10'5" (3.71 x 3.20)

Double glazed window to the front and side aspect of the property, feature fireplace. Luxury vinyl wood effect laminate flooring.



## KITCHEN DINING ROOM 19'7" x 10'5" (5.97 x 3.20)

Double glazed window to the side aspect, UPVC double glazed door leading to the secluded courtyard. Tiled flooring with quartz worktop with gas hob and integrated CDA oven, eye and base level units with a breakfast bar in the dining area.



## FIRST FLOOR LANDING

### BEDROOM 12'2" x 9'4" (3.71 x 2.87)

Double glazed window to the front aspect, fireplace feature, radiator, built in wardrobes and above stairs storage cupboard, sockets and carpet flooring.



### BEDROOM 11'6" x 9'1" (3.51 x 2.77)

Double glazed window to the front aspect, radiator, above stairs storage cupboard, carpet flooring, built in wardrobe with shelving.



## BATHROOM

Double glazed windows to the side and rear aspect, double unit jacuzzi bathtub with mixer tap and shower attachment with wooden flooring.

## GARDENS

Courtyard gardens with sheltered seating area and gated side access





PROPERTY  
PERSPECTIVE



PROPERTY  
PERSPECTIVE