

## 5 LANCELOT WAY SPALDING, PE11 1JF

**£175,000**  
**FREEHOLD**

A beautifully presented and recently redecorated two-bedroom home, offering stylish, move-in-ready accommodation throughout. Benefitting from a newly installed boiler and generous living space, this property is an excellent opportunity for first-time buyers, investors, or those looking to downsize without compromise.

The home further impresses with a bright conservatory providing valuable additional living space, perfect for relaxing or entertaining, along with a versatile garage complete with inspection pit—ideal for storage, hobbies, or workshop use. With its blend of practicality, comfort, and modern updates, this property represents fantastic value and is ready to enjoy from day one.

## 5 LANCELOT WAY

- Two Bedroom Home • Recently Installed Boiler • Recently Redecorated Throughout • Spacious Lounge • Fitted Kitchen with Gas Hob & Oven • Conservatory to Rear • Modern Bathroom with Shower Over Bath • UPVC Windows Throughout • Gas Central Heating • Garage with Inspection Pit



### Description

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This well-presented two-bedroom home has been recently redecorated and benefits from a recently installed boiler, making it an ideal purchase for first-time buyers, investors, or those looking to downsize.

The property welcomes you into a spacious lounge (16'9" x 13'6"), featuring a fireplace, laminate flooring, a UPVC window to the front, and a radiator.

The kitchen (12'6" x 7'3") is fitted with a range of units, tiled flooring, a gas hob and oven, along with a UPVC window overlooking the rear garden. There is also a useful storage cupboard and radiator.

To the rear, the conservatory (10' x 11'7") is of brick and UPVC construction with tiled flooring, providing a bright additional reception space and access to the garden.

Upstairs, there are two bedrooms:

Bedroom One (12'7" x 7'8") with carpet flooring, radiator, and UPVC window to the rear.

Bedroom Two (9'4" x 8'4") with carpet flooring, radiator, UPVC window to the front, and an airing cupboard.

The bathroom (7'2" x 5'7") is fitted with a three-piece

suite comprising a bath with electric shower over, wash hand basin, WC, radiator, and a UPVC window to the side.

Externally, the property benefits from a garage complete with inspection pit, offering excellent storage or workspace potential.

Early viewing is highly recommended – contact us today to arrange your appointment.

# 5 LANCELOT WAY





SEDGE

Your Local Property Expert

## 5 LANCELOT WAY

### ADDITIONAL INFORMATION

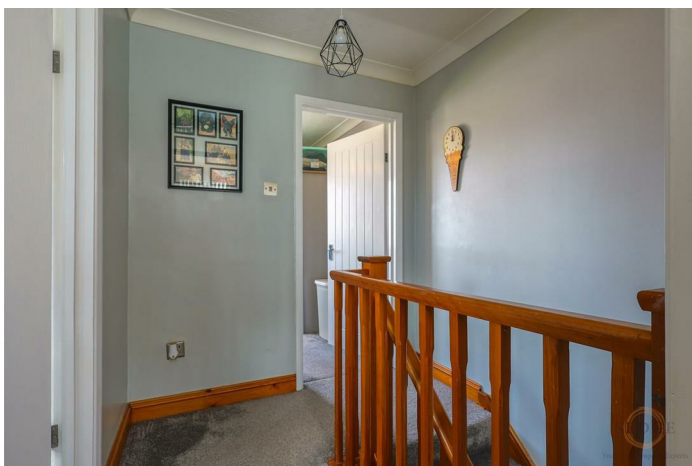
**Local Authority** – South Holland

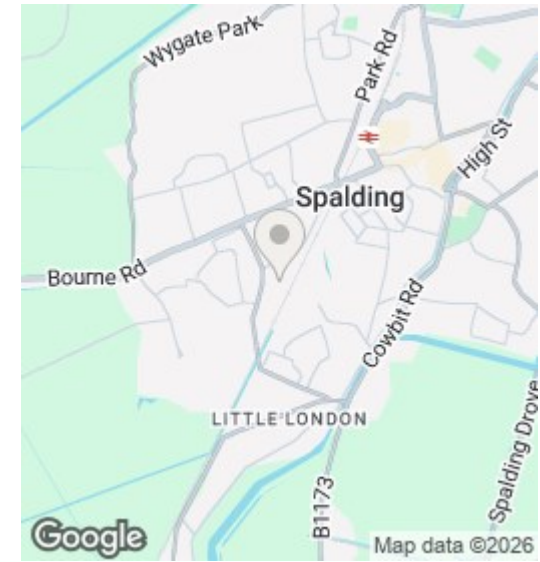
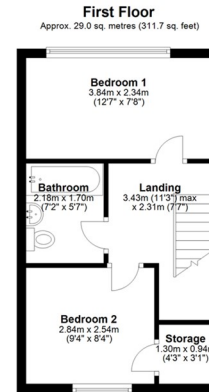
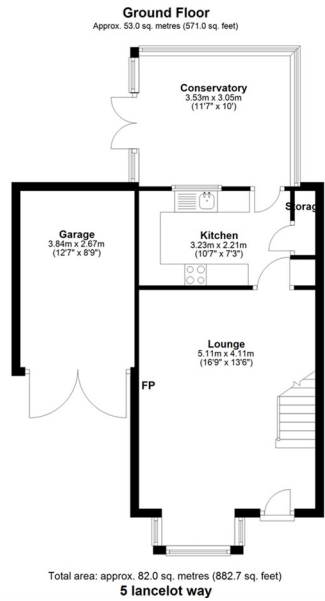
**Council Tax** – Band B

**Viewings** – By Appointment Only

**Floor Area** – 0.00 sq ft

**Tenure** – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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