



Canterbury Mews, Donington Spalding PE11 4UL

welcome to

Canterbury Mews, Donington Spalding

Two double bedroom semi-detached property, POPULAR VILLAGE LOCATION & AVAILABLE WITH NO CHAIN. Lounge & kitchen diner. Downstairs WC & BOTH BEDROOMS HAVE EN-SUITES. Off road parking for 3-4 cars & fully enclosed 'L'-shaped garden that is LARGER THAN MOST. EARLY VIEWING ADVISED!!



Entrance Hall

Having stairs to the first floor.

W/C

5' 2" x 3' 4" (1.57m x 1.02m)

Comprising of a W/C. Pedestal sink. Extractor.

Lounge

17' 2" x 9' 9" (5.23m x 2.97m)

Kitchen

8' x 13' 8" (2.44m x 4.17m)

Having wall and base units. One and a half bowl stainless steel sink. French doors to the garden. Integrated slimline dishwasher, electric oven, four ring induction hob, stainless steel extractor and fridge freezer. Space for a washing machine.

Landing

Having loft access.

Bedroom One

8' 9" x 13' 5" (2.67m x 4.09m)

Comprising of a built-in cupboard.

Ensuite

4' 9" x 6' 4" (1.45m x 1.93m)

Having a W/C. Pedestal sink. Bath with shower over. Extractor. Heated towel rail. Shaving point.

Bedroom Two

8' 2" x 13' 5" (2.49m x 4.09m)

Ensuite

3' 3" x 6' 4" (0.99m x 1.93m)

Comprising of a W/C. Pedestal sink. Shower cubicle with thermostatic shower. Extractor. Heated towel rail. Shaving point.

Extractor

Front: Having parking for three/four cars. Side gate to the rear.

Rear: Being enclosed by fencing. Central lawn. Outside tap. Rear patio.

Agents Note

"Please note an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



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welcome to

Canterbury Mews, Donington Spalding

- MODERN TWO BEDROOM SEMI-DETACHED PROPERTY AVAILABLE WITH NO CHAIN
- LOUNGE & KITCHEN DINER
- EN-SUITES TO BOTH BEDROOMS & DOWNSTAIRS WC
- OFF ROAD PARKING FOR 3-4 CARS
- FULLY ENCLOSED 'L'-SHAPED GARDEN THAT IS LARGER THAN AVERAGE

Tenure: Freehold EPC Rating: B
Council Tax Band: A

£175,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG113484 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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