



1 Stonegate, Spalding
£135,000

 **NEWTON FALLOWELL**

I Stonegate

Spalding

This pleasant two bedroom end terrace cottage, set within walking distance of Spalding Town Centre and all its local amenities Recently re-decorated, with new flooring fitted throughout; the property offers a light & spacious lounge diner with an internal door leading through into the kitchen.

The kitchen benefits from a range of base & eye level units, an integrated electric oven with an electric hob. Leading off is the utility room, with space and plumbing for one appliance, and further space for a fridge.

To the first floor is a large main bedroom with cupboard, a second bedroom & a modern three piece bathroom suite.

Outside, to the front of the property there is a low level picket fence leading to the front door. To the rear is a low maintenance patio garden, enclosed by brick walls and fencing.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Lounge Diner

16' 1" x 11' 10" (4.91m x 3.61m)

Kitchen

13' 9" x 8' 1" (4.19m x 2.46m)

Utility Room

5' 11" x 5' 0" (1.80m x 1.52m)

Landing

Bedroom One

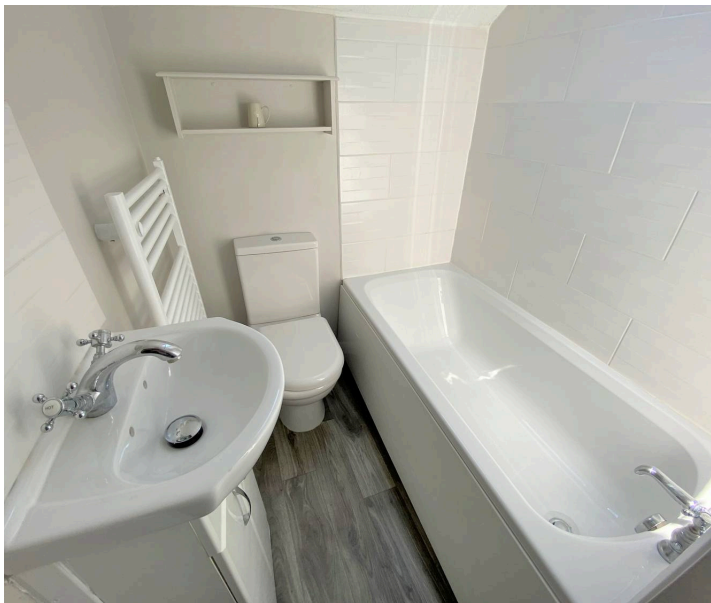
13' 10" x 11' 11" (4.22m x 3.63m)

Bedroom Two

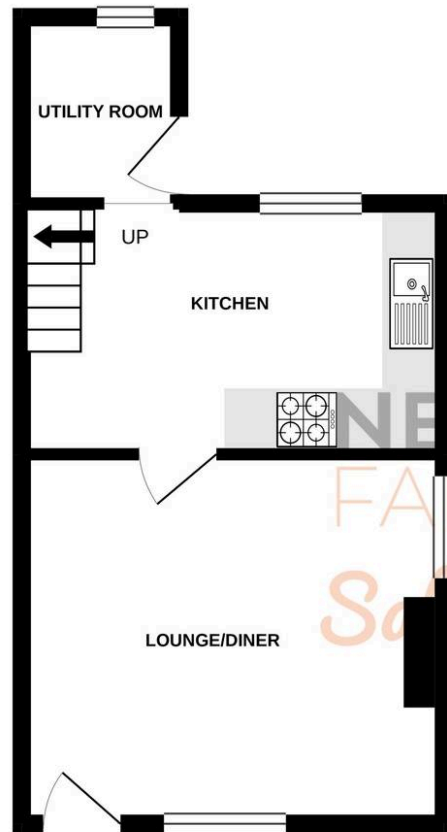
7' 11" x 7' 0" (2.41m x 2.13m)

Bathroom

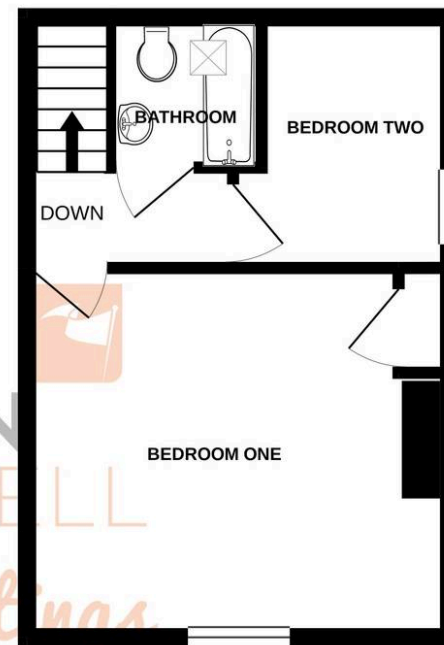
5' 0" x 4' 11" (1.52m x 1.50m)



GROUND FLOOR
299 sq.ft. (27.7 sq.m.) approx.



1ST FLOOR
267 sq.ft. (24.8 sq.m.) approx.



TOTAL FLOOR AREA : 566 sq.ft. (52.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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