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2 Victoria Mews, Spalding PE11 1XL

£225,000 Freehold

- Offered with No Onward Chain
- 3 Bedrooms, En-Suite to the Master
- Conservatory
- Gas Central Heating
- Garage and Parking

Well presented 3 bedroom semi-detached property situated in a private area yet central to the town centre. Accommodation comprising entrance hallway, cloakroom, lounge, dining room, kitchen and conservatory to the ground floor; 3 bedrooms, en-suite to the master and family bathroom. Garage, parking and low maintenance rear gardens.



ACCOMMODATION
Beneath an open canopy porch with external lighting, a composite obscured double glazed door leads into:

ENTRANCE HALLWAY
9' 1" x 15' 9" (2.79m x 4.82m) Skimmed and coved ceiling, centre light point, smoke alarm, oak flooring, radiator with cover, BT point, understairs storage area, door into:

CLOAKROOM
3' 5" x 4' 9" (1.06m x 1.45m) Obscured UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, oak fitted flooring, radiator, fitted with a two piece suite comprising low level WC, wash hand basin with taps and tiled splashbacks and mirror over.

From the Entrance Hallway a door leads into:











LOUNGE
11' 8" x 16' 3" (3.56m x 4.96m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, oak flooring, fitted radiator with cover, TV point, sliding oak glazed doors leading from the Lounge into the:

DINING ROOM
9' 4" x 9' 10" (2.85m x 3.02m) UPVC double glazed French doors to the rear elevation, 2 UPVC double glazed windows, coved and textured ceiling, centre light point, electric consumer unit board, oak flooring, radiator with cover.

From the Entrance Hallway a door leads into:

KITCHEN
9' 4" x 10' 9" (2.87m x 3.30m) UPVC double glazed window to the rear elevation, opening into Conservatory, coved and textured ceiling, inset downlighters, oak flooring, radiator with cover, fitted with a wide range of base, eye level and drawer units with work surfaces over, tiled splashbacks, integrated one and a quarter bowl sink with mixer tap, integrated Hotpoint dishwasher, integrated stainless steel 5 burner gas hob, extractor hood over, Zanussi stainless steel fan assisted oven, stainless heated plate rail below, American style fridge freezer.

CONSERVATORY
9' 0" x 16' 3" (2.76m x 4.96m) Dwarf brick and UPVC construction, obscured UPVC double glazed windows, UPVC double glazed door to the side elevation, solid roof, centre light point, tiled flooring, fitted radiator with cover, range of base units with work surfaces over, BT point, TV point.

From the Entrance Hallway the staircase rises to:

FIRST FLOOR GALLERIED LANDING
10' 2" x 6' 0" (3.11m x 1.85m) Coved and textured ceiling, centre spotlight fitment, access to loft space, smoke alarm, storage cupboard off housing hot water cylinder and water softener.

BEDROOM 1
9' 10" x 15' 1" (3.00m x 4.60m) Coved and textured ceiling, centre light point, UPVC double glazed window to the front elevation, radiator, fitted wardrobes with glass mirrored sliding doors, door into:

EN-SUITE
5' 5" x 6' 0" (1.66m x 1.84m) Obscured UPVC double glazed window to the front elevation, coved and textured ceiling, centre spotlight fitment, radiator, stainless steel heated towel rail, vinyl plank floor covering, built-in storage cupboard off with shelving, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps and mirror over, shaver point and light, fully tiled shower enclosure with fitted thermostatic shower over.









BEDROOM 2

9' 7" x 11' 7" (2.93m x 3.55m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre spotlight fitment, radiator, fitted bedroom fitment comprising double wardrobe, single wardrobe and over storage units, built-in 3 drawer chest and further shelving.

BEDROOM 3

9' 4" x 9' 3" (2.86m x 2.82m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre spotlight fitment, radiator, fitted double wardrobes with over bed storage units x 2, fitted 3 drawer chest.

FAMILY BATHROOM

6' 2" x 8' 0" (1.90m x 2.46m) Obscured UPVC double glazed window to the side elevation, coved and textured ceiling, centre spotlight fitment, extractor fan, part tiled walls, radiator, vinyl floor covering, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps with medicine cabinet over with lighting, bath with taps, shower screen and fitted Triton power shower over.

EXTERIOR

The front garden has wrought iron railings and gate to the front leading on to paved pathways. Wooden side access gate into the rear garden. External lighting.

REAR GARDEN

Courtyard style garden, laid to patio, gravelled area, 2 wooden garden sheds, lighting and cold water tap.

GARAGE

Situated in a block.

DIRECTIONS

The property is situated within easy walking distance of the Agents offices and is found by walking through the edge of Hall Place into Sheep Market. There is a turning on the west side of the Sheep Market into Victoria Street, turn left at the 'T' junction and the gated entrance will become immediately apparent.

AMENITIES

The centre of Spalding is within easy walking distance and offers a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations. The cathedral city of Peterborough is 18 miles to the south and offers a fast train link with London's Kings Cross minimum journey time 50 minutes.



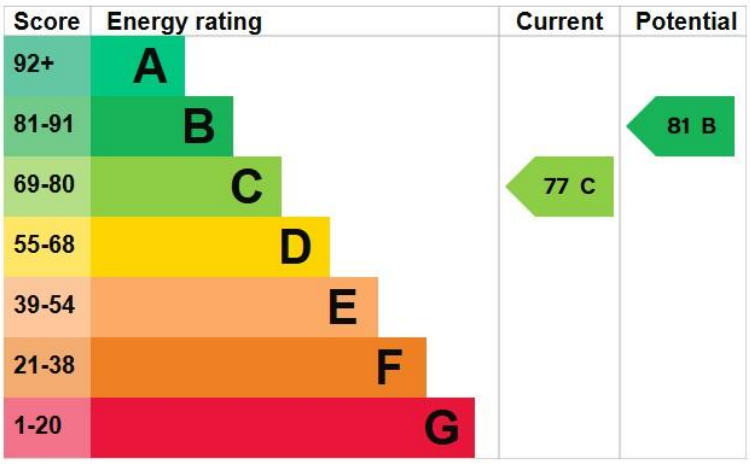





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TENURE Freehold

SERVICES Mains water, electricity, gas and drainage.

COUNCIL TAX BAND C

LOCAL AUTHORITIES
South Holland District Council 01775 761161
Anglian Water Services Ltd. 0800 919155
Lincolnshire County Council 01522 552222

PARTICULARS CONTENT
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Ref: S12135
Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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