



**Minsmere Close, Spalding PE11 3PD**

**welcome to**

**Minsmere Close, Spalding**

Modern two bedroom end-terraced house situated within the market town of Spalding. CALL TO BOOK A VIEWING



### **Entrance Hall**

Comprising of a double glazed door. A radiator. Telephone point.

### **W/C**

Having a W/C. Sink. Window.

### **Lounge**

14' 11" x 12' 9" ( 4.55m x 3.89m )

Comprising of a downstairs cupboard. French doors leading to the rear. Two radiators. TV point. Laminate flooring.

### **Kitchen**

9' 4" x 7' 7" ( 2.84m x 2.31m )

Having wall and base units. Sink drainer. Built in electric over and gas four hob, fridge freezer. Stainless steel sink with drainer. Plumbing for washing machine. Boiler. Vinyl flooring.

### **Landing**

Having loft access. Carpeted flooring.

### **Bedroom One**

11' x 10' ( 3.35m x 3.05m )

Comprising of a double built in wardrobe. radiator. TV point. Double glazing. Carpeted flooring. Door leading to en-suite.

### **En-Suite**

Comprising of a three piece suite. Shaving point. Shower cubicle. partially tiled. Radiator.

### **Bedroom Two**

10' 1" x 7' 10" ( 3.07m x 2.39m )

Having a radiator. TV point. Carpeted flooring.

### **Bathroom**

Having a three piece suite. Bath. Basin. W/C. Partially tiled. Radiator.

### **Agent Note**

By yearly maintenance June & December £80.



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welcome to

## Minsmere Close, Spalding

- TWO BED END-TERRACE
- ENCLOSED LOW MAINTENANCE GARDEN
- TWO ALLOCATED PARKING SPACES
- IMMACULATELY PRESENTED THROUGHOUT
- NO ONWARD CHAIN

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

**£185,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SDG113007 - 0004

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