



BRADLEY JAMES

ESTATE AGENTS



**4 Canterbury Mews, Donington, Spalding, Lincolnshire, PE11 4UL**

**Guide price £165,000**

- GUIDE PRICE £165,000-£170,000
- TWO DOUBLE BEDROOMS
- CLOAKROOM
- OFF ROAD PARKING FOR THREE CARS
- BUILT IN 2019
- TWO EN-SUITES
- OPEN PLAN INTEGRATED KITCHEN DINER
- LOUNGE
- SIDE AND REAR GARDEN
- NO CHAIN

# 4 Canterbury Mews, Spalding PE11 4UL

GUIDE PRICE £165,000-£170,000, NO CHAIN

Nestled in the charming Canterbury Mews of Donington, Spalding, this exquisite semi-detached house, built in 2019, offers a perfect blend of modern living and comfort. With two spacious double bedrooms, each boasting its own en-suite, this home is ideal for families or those seeking a little extra privacy.

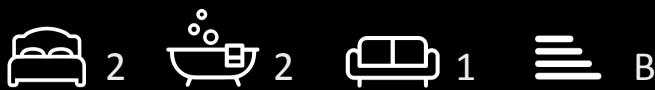
As you enter, you are greeted by a generous entrance hall that leads to a bright and airy lounge. This leads to your stylish open-plan kitchen diner. This delightful space spans the rear of the house and is designed for both functionality and socialising. The integrated kitchen is equipped with modern appliances, making it a joy to cook and entertain. French doors open out to the rear garden, seamlessly connecting indoor and outdoor living.

The ground floor also features a convenient cloakroom, enhancing the practicality of the layout. Ascending to the first floor, you will find two well-appointed double bedrooms, each with its own en-suite facilities—one featuring a luxurious bathroom and the other a contemporary shower room.

Outside, the property boasts three off-road parking spaces, ensuring ample room for vehicles. The low-maintenance garden is a true highlight, offering side gated access and a delightful outdoor space perfect for relaxation. The garden is thoughtfully designed with patio seating, decorative chippings, and Astroturf, making it an ideal spot for entertaining or enjoying a quiet afternoon in the sun.

Location is key, and this home is within walking distance to Donington's excellent amenities. You will find two Co-op shops, a Budgens, three fish and chip shops, a public house renowned for its delicious food, a local butcher, as well as both primary and secondary schools. For leisure, a skate park is also nearby, making this an ideal setting for families.

This modern home in a popular location is not to be missed.



Council Tax Band: A



## Entrance Hall

Composite obscured double glazed front door into the entrance hall which has stairs leading off to the first floor accommodation, radiator, power points and skimmed ceiling.

## Lounge

17'2 x 9'6

UPVC double glazed window to the front, radiator, power points, media plate with telephone point, TV point, satellite point and skimmed ceiling.

## Kitchen Diner

13'4 x 8'1

UPVC double glazed window to the rear, UPVC double glazed French doors to the rear garden, base and eye level units with work surface over, sink and drainer with mixer taps over, integrated Bosch electric oven and grill with a Bosch induction hob and Bosch extractor over, integrated Bosch fridge and Bosch freezer, integrated slimline Bosch dishwasher, space and plumbing for washing machine, radiator, power points and skimmed ceiling with inset spotlights.

## Cloakroom

WC with push button flush, pedestal wash hand basin with mixer taps over, tiled splashback, radiator and skimmed ceiling with extractor fan.

## Landing

Power points, skimmed ceiling and loft hatch.

## Bedroom 1

13'5 x 8'8 max

UPVC double glazed window to the front, radiator, power points some with USB charging, telephone point, TV point, airing cupboard and skimmed ceiling.

## Bedroom 1 En-suite Bathroom

UPVC obscured double glazed window to the side, WC with push button flush, pedestal wash hand basin with mixer taps over, tiled splashback, wall mounted heated towel rail, panel bath with mixer tap over, mixer tap handheld shower, double shaver point, skimmed ceiling with inset spotlights and extractor fan.

## Bedroom 2

13'5 x 8'2 max

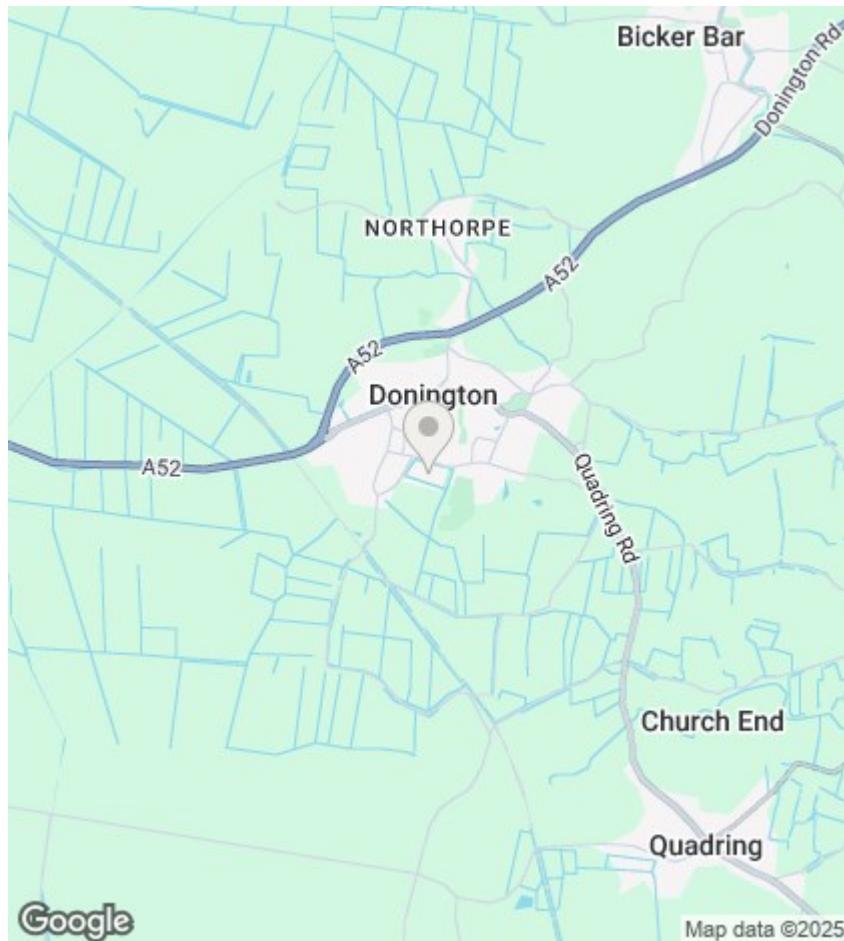
UPVC double glazed windows to the rear, radiator, power points, TV point and skimmed ceiling.

## Bedroom 2 En-suite Shower Room

UPVC obscured double glazed window to the side, WC with push button flush, pedestal wash hand basin with mixer taps over, tiled splashback, separate shower cubicle which is fully tiled with a built-in mixer shower over, double shaver points, wall mounted heated towel rail, skimmed ceiling with inset spotlights and extractor fan.

## Outside

To the outside there's a storm porch with courtesy light, tarmac off-road parking for three vehicles to the side with side gated access leading to the side and rear garden. The side and rear garden is enclosed by panel fencing, it's all low maintenance being laid to Astroturf and decorative gravel, patio seating area and a shed.



## Viewings

Viewings by arrangement only. Call 01775 233130 to make an appointment.

## EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	83	EU Directive 2002/91/EC

