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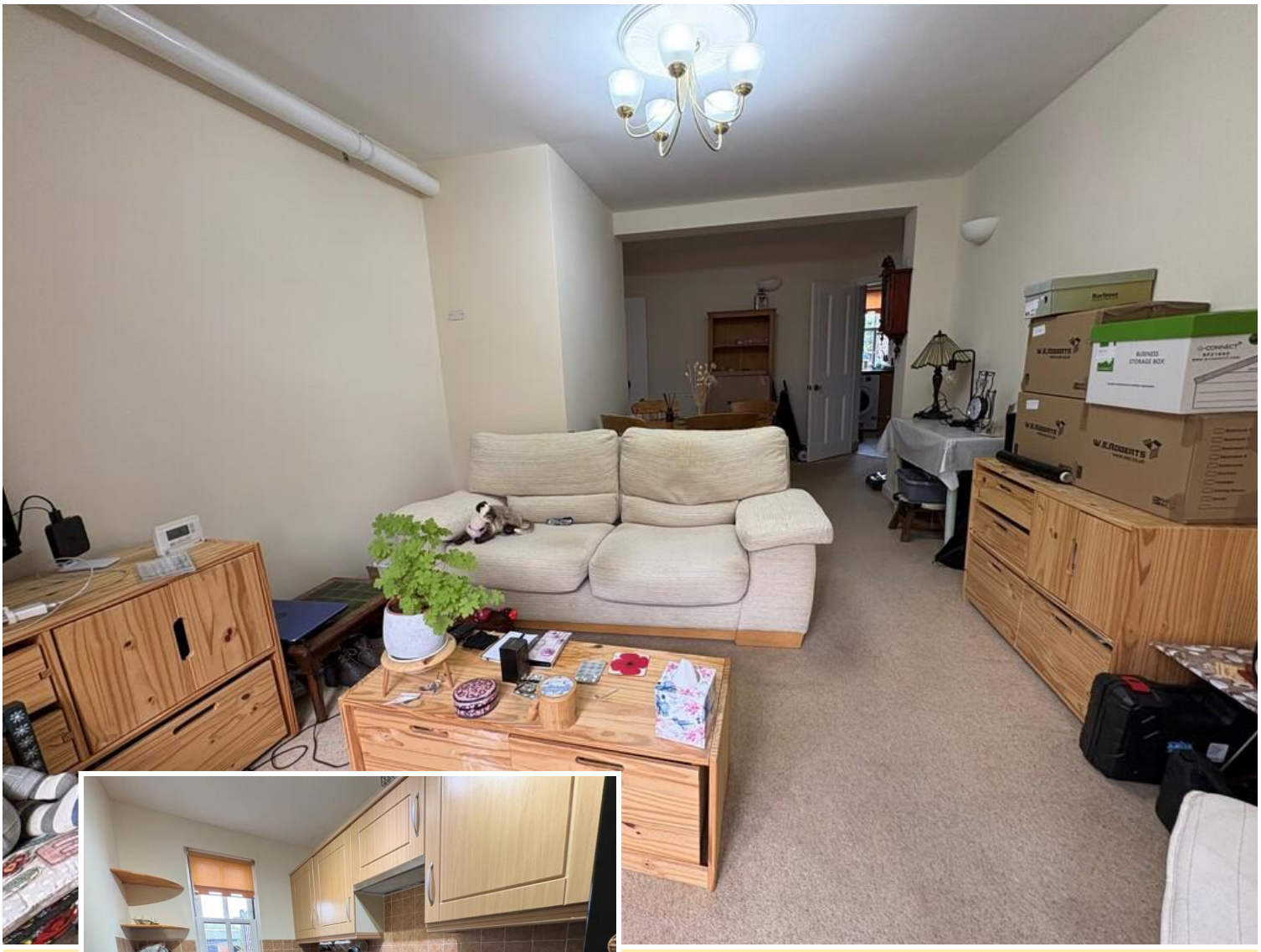


2 Town End Manor, London Road, Spalding PE11 2TP

£124,950 Freehold

- Ideal Investment/First Time Buy
- Edge of Town Location
- Lounge Diner
- Courtyard and Garden
- Viewing Recommended

A unique single storey cottage in pleasant location with garage and gardens. All ground floor accommodation including entrance hall, double bedroom, lounge diner, kitchen and bathroom. South facing enclosed courtyard, garage (currently derelict) and garden.







ACCOMMODATION Canopied porch/seating area with external electric light and part obscure glazed front entrance door with obscure glazed panels leading into:

RECEPTION HALL 12' 8" x 4' 6" (3.88m x 1.38m) Fitted carpet, integral Coir doormat, ceiling light, radiator, cupboard housing the electricity meter and fuse box, door to:

BEDROOM 10' 6" x 12' 9" (3.22m x 3.90m) maximum Sash bay window to the front elevation, ceiling light, radiator, fitted carpet.

BATHROOM 7' 0" x 7' 5" (2.14m x 2.28m) maximum Panelled bath with mixer tap, shower attachment, tiled surround, rail and curtain as fitted, pedestal wash hand basin, low level WC, tiled floor, cupboard housing the Ideal gas fired central heating boiler, ceiling light, automatic extractor fan.











Also from the Reception Hall a door leads into:

INNER AREA 10' 11" x 5' 8" (3.34m x 1.74m) Direct access through a square arch into:

LOUNGE DINER 14' 7" x 11' 1" (4.47m x 3.39m) Fitted carpet, vertical column radiator, French doors to the rear leading into the courtyard garden, ceiling light, 2 wall lights, radiator, door to:

FITTED KITCHEN 10' 4" x 5' 6" (3.15m x 1.68m) Range of modern base cupboards and drawers, roll edged worktops, circular bowl single drainer sink unit with adjustable mono block mixer tap, eye level wall cupboards, intermediate wall tiling, sash window to the front elevation, plumbing and space for washing machine space for cooker and refrigerator, tiled floor, quadruple adjustable ceiling spotlight fitment.

EXTERIOR Access from the Lounge Diner through French doors is the:

ENCLOSED COURTYARD STYLE GARDEN Paved and has a brick wall to the side and rear boundary and fencing to the other side boundary. This is a private south facing patio style courtyard with paving slabs and a gravelled border, outside light and retractable washing line.

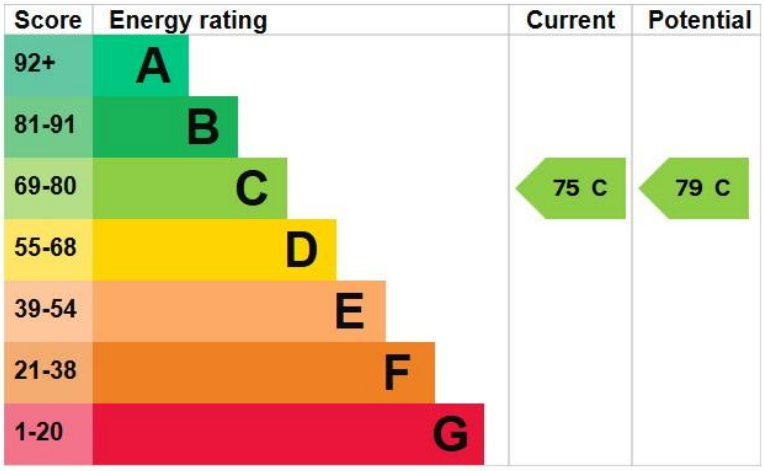
Directly opposite the property there is a derelict timber garage behind which is:

GARDEN AREA Accessed to the right hand side of the block of garages a pathway leads to private enclosed garden with brick store. Concrete pathways, hedgerow to the side and rear boundary and vegetable beds.

SERVICES Mains water, gas, electricity and drainage. Gas central heating.

DIRECTIONS From the High Bridge proceed along London Road in a southerly direction along the west bank of the River Welland. Shortly after reaching the 'T' junction at Little London, turn right, signposted Town End Manor immediately before No. 141 London Road. The property is situated to the left hand side of the roadway.

AMENITIES Nearby general stores, builders merchants and service station with shop at Little London. The town centre is a pleasant walk away (approximately one mile) alongside the River Welland and offers a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations.



TENURE Freehold

SERVICES See Note

COUNCIL TAX BAND A

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: S12153
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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