





5 LANCELOT WAY

SPALDING, PE11 1JF

£170,000

FREEHOLD

RECENTLY REDECORATED TWO-BEDROOM HOME | MOVE-IN READY | NEWLY INSTALLED BOILER | CONSERVATORY | GARAGE WITH INSPECTION PIT

A beautifully presented and recently redecorated two-bedroom home, offering spacious, move-in-ready accommodation. Benefitting from a newly installed boiler, bright conservatory and versatile garage with inspection pit, this property is an ideal purchase for first-time buyers, buy-to-let investors or those looking to downsize.

The conservatory provides valuable additional living space, ideal for relaxing or entertaining, while the garage offers excellent storage and potential for use as a workshop or hobby space.

Combining practical features with recent improvements and comfortable living accommodation, this home is ready to move straight into and enjoy. Early viewing is highly recommended.

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• Two Bedroom Home • Recently Installed Boiler • Recently Redecorated Throughout • Spacious Lounge • Fitted Kitchen with Gas Hob & Oven • Conservatory to Rear • Modern Bathroom with Shower Over Bath • UPVC Windows Throughout • Gas Central Heating • Garage with Inspection Pit





Description

TWO-BEDROOM HOME | RECENTLY REDECORATED | NEWLY INSTALLED BOILER | CONSERVATORY | GARAGE WITH INSPECTION PIT | IDEAL FIRST-TIME BUY OR INVESTMENT

Sedge Estate Agents are delighted to offer this well-presented two-bedroom home, which has been recently redecorated and benefits from a recently installed boiler. Offering spacious accommodation, a conservatory and a garage with inspection pit, this property would make an excellent purchase for first-time buyers, buy-to-let investors or those looking to downsize.

The property opens into a spacious lounge (16'9" x 13'6"), featuring a fireplace, laminate flooring, a UPVC window to the front and a radiator.

The kitchen (12'6" x 7'3") is fitted with a range of units, a gas hob and oven, tiled flooring and a useful storage cupboard. A UPVC window overlooks the rear garden, with a radiator completing the room.

To the rear, the conservatory (10' x 11'7") is of brick and UPVC construction, with tiled flooring and direct access to the garden. This provides a bright and versatile additional reception space, ideal for relaxing or entertaining.

Upstairs, there are two bedrooms. Bedroom One (12'7" x 7'8") benefits from carpet flooring, a radiator and a UPVC window to the rear. Bedroom Two (9'4" x 8'4") also has carpet flooring and a radiator, together with a UPVC window to the front and a useful airing cupboard.

The bathroom (7'2" x 5'7") is fitted with a three-piece suite comprising a bath with electric shower over, wash hand basin and WC. There is also a radiator and UPVC window to the side.

Externally, the property benefits from a garage with an inspection pit, offering useful storage space or potential for use as a workshop.

With its recent redecoration, recently installed boiler, conservatory and garage, this property offers an appealing opportunity for first-time buyers, investors and those looking to downsize.

Early viewing is highly recommended. Contact Sedge Estate Agents today to arrange your appointment.

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Your Local Property Experts







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ADDITIONAL INFORMATION

Local Authority – South Holland

Council Tax – Band B

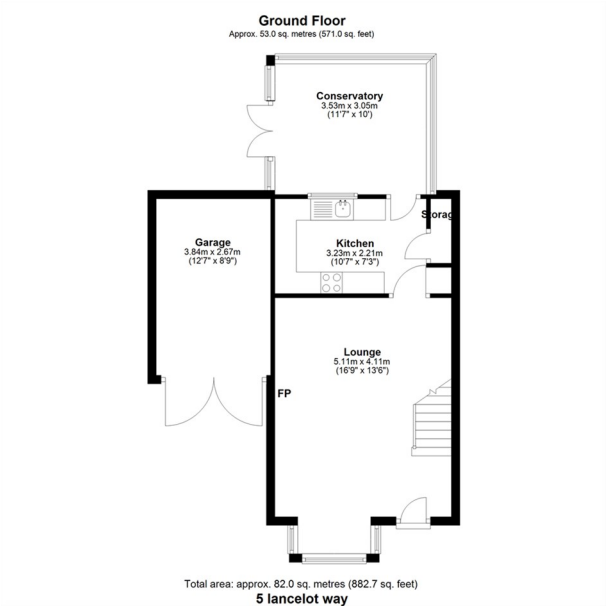
Viewings – By Appointment Only

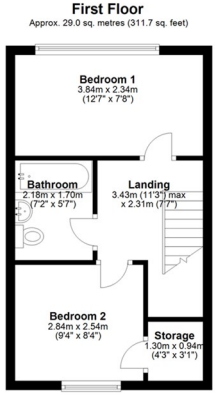
Floor Area – 0.00 sq ft

Tenure – Freehold

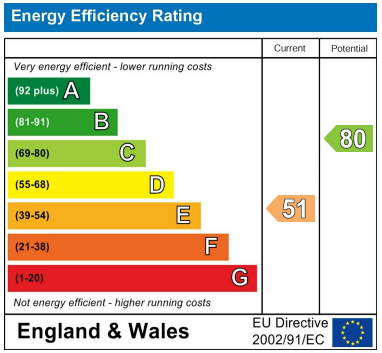












Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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