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## 90 Medlock Crescent, Spalding PE12 2NF

**£135,000 Freehold**

- 2 Double Bedrooms
- Low Maintenance Rear Garden
- No Onward Chain
- Walking Distance of Local Primary and Secondary Schools
- Viewing Recommended

2 bedroom mid-terraced property ideal for first time buyers/investors. Situated on the edge of town with accommodation comprising entrance hallway, lounge, kitchen, 2 double bedrooms and bathroom. Low maintenance rear garden. Allocated parking to the rear. No chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL





**ACCOMMODATION**

Obscured UPVC double glazed door to Entrance Porch with external lighting and door to small shed.

**ENTRANCE PORCH**

3' 2" x 3' 0" (0.98m x 0.93m) Wooden glazed door into:

**ENTRANCE HALLWAY**

5' 9" x 10' 3" (1.76m x 3.14m) Textured ceiling, centre light point, smoke alarm, radiator, staircase rising to first floor, central heating controls, understairs storage cupboard, door into:

**KITCHEN**

7' 0" x 9' 11" (2.14m x 3.04m) UPVC double glazed window to the front elevation, textured ceiling, strip light, fitted with a range of base and eye level units with work surfaces over, tiled splashbacks, inset stainless steel sink with taps,





plumbing and space for washing machine, space for fridge freezer, space for gas cooker.

From the Entrance Hallway a door leads into:

#### **LOUNGE**

12' 6" x 11' 7" (3.83m x 3.54m) UPVC double glazed French doors to the rear elevation, textured ceiling, centre light point, radiator, feature wooden fire surround with electric coal effect fire, TV point.

From the Entrance Hallway the staircase rises to:

#### **FIRST FLOOR LANDING**

3' 0" x 7' 5" (0.92m x 2.28m) Textured ceiling, centre light point, access to loft space, smoke alarm, storage cupboard off housing Worcester boiler and hot water cylinder, central heating controls, door into:

#### **MASTER BEDROOM**

12' 7" x 12' 7" (3.86m x 3.85m) UPVC double glazed window to the rear elevation, textured ceiling, centre light point, radiator.

#### **BEDROOM 2**

6' 4" x 9' 0" (1.95m x 2.75m) UPVC double glazed window to the front elevation, textured ceiling, centre light point, radiator.

#### **BATHROOM**

5' 10" x 5' 6" (1.79m x 1.70m) Obscured UPVC double glazed window to the front elevation, textured ceiling, centre light point, radiator, tiled flooring, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps, bath with shower screen and fitted power shower over.

#### **EXTERIOR**

Picket fence and gated access to the front leading into front garden which is laid to gravel with paved pathways.

#### **REAR GARDEN**

Fenced boundaries, rear access gate, the garden is designed for ease of maintenance laid to gravel with patio. External lighting.

Allocated parking to the rear.

#### **DIRECTIONS**

Leave Spalding on Holbeach Road and take a right hand turning into Queens Road, take a left hand turning into Thames Road, first right into Severn Road and first right again into Medlock Crescent. At the 'T' junction turn left and proceed down to the end of the cul-de-sac where upon the property will become immediately apparent.

#### **AMENITIES**

Spalding town centre is within walking distance of the property and offers a range of shopping, banking, leisure, commercial and educational facilities.



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, sizes and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Smartplan 12.0.04

**TENURE** Freehold

**SERVICES** All Mains

**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: S11558**

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.

**ADDRESS**

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**CONTACT**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

