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24 Chapel Lane, Spalding. PE11 1PB

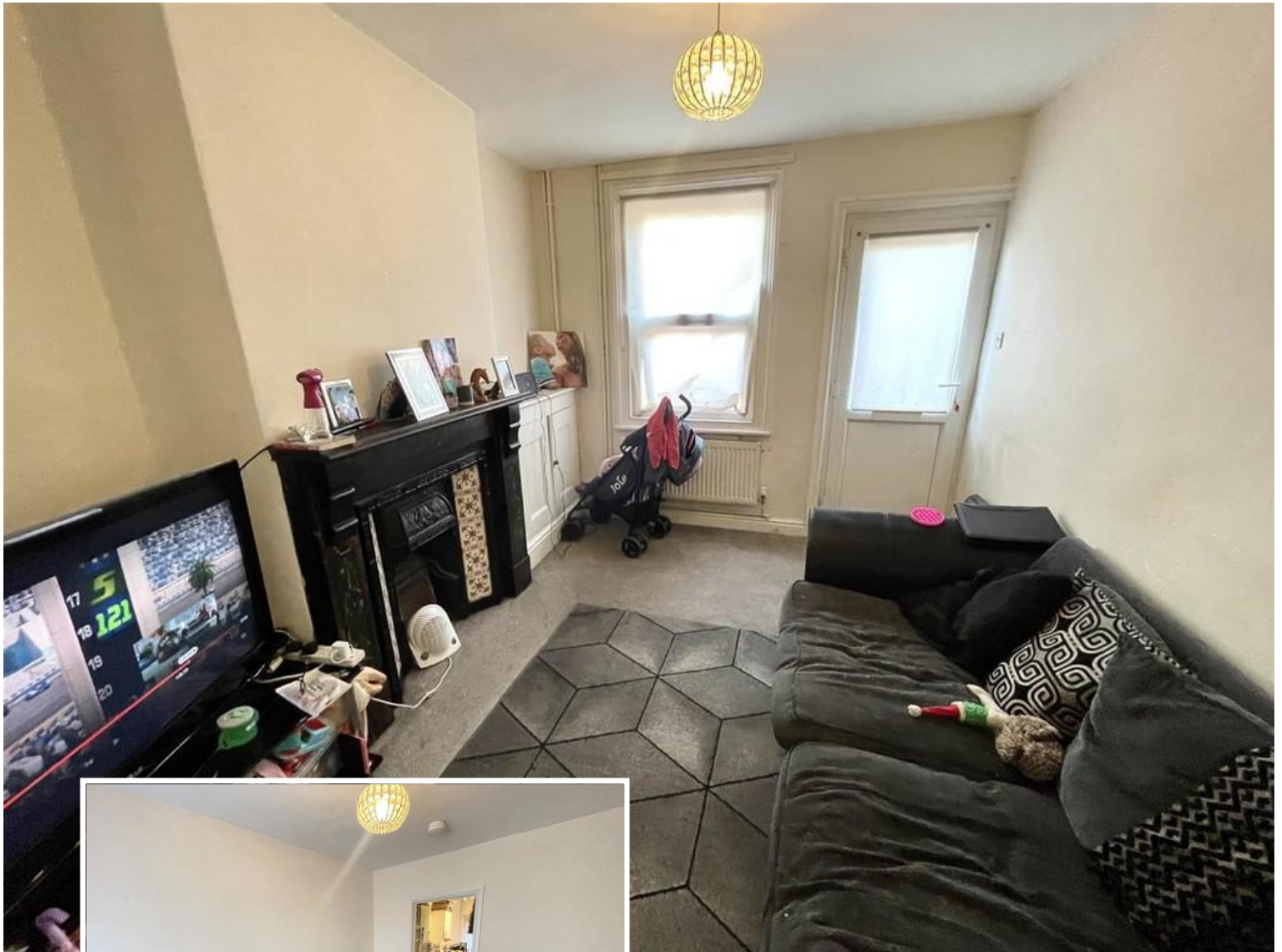
£120,000 Freehold

- Terraced House
- Lounge
- Kitchen
- Downstairs Bathroom
- Two Bedrooms

The central Spalding location of this property makes it a perfect setting for your new home or as investment opportunity. This terraced house boasts 1 reception room, 2 bedrooms, and 1 bathroom, making it an ideal choice for a first-time buyer or someone looking to expand their property portfolio with a rental investment.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



LOUNGE :

3.66m x 2.90m (12'0" x 9'6") UPVC double glazed window to the front, decorative fire place, radiator and power points.

KITCHEN :

4.17m x 2.84m (narrowing 1.85m) (13'8" x 9'4" (narrowing 6'1")) UPVC double glazed window to the rear, base and eye level units with a work surface over, space and point for a freestanding cooker, space and point for a fridge/freezer, space and plumbing for a washing machine, under stairs storage cupboard.

REAR ENTRANCE :

UPVC obscured double glazed door to the side through to the rear entrance, stairs leading up to the first floor accommodation and a radiator.



DOWNSTAIRS BATHROOM :

UPVC obscured double glazed window to the rear, panelled bath with a mixer tap and a mixer tap shower over, pedestal washbasin with taps over, W.C and a radiator.

LANDING :

BEDROOM ONE :

3.66m x 2.87m (12'0" x 9'5") UPVC double glazed window to the front, radiator and power points.

BEDROOM TWO :

4.09m x 1.83m (13'5" x 6'0") UPVC double glazed window to the rear, power points, radiator, airing cupboard with a wall mounted gas boiler.

EXTERIOR :

There is a pedestrian rear gate accessing the enclosed rear garden, which benefits from having panel fencing and is then laid to concrete, with a shed.

DIRECTIONS

From our Spalding office door, turn right and walk along Chapel Lane. The property is just beyond the Holland Market Entrance area, on the right hand side.

AMENITIES

The market town of Spalding offers a full range of shopping, banking, leisure, commercial, educational and medical facilities, as well as Primary and Secondary schools. The cathedral city of Peterborough is only 20 miles from the property offering a fast train link with London's Kings Cross minimum journey time 48 minutes.

THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES All mains services. Gas central heating

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:

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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