



9 ANGELL LANE

SPALDING, PE12 7EW

£150,000
FREEHOLD

A fantastic opportunity to purchase this well-presented two-bedroom home, ideal for first-time buyers, investors or those looking to downsize. The property offers a spacious lounge, kitchen/diner, two well-proportioned bedrooms and a stylish modern shower room. Outside, there is off-road parking to the front and a generous enclosed rear garden with a useful concrete storage shed. Conveniently located close to local amenities, schools and transport links, this is a home that is ready to move straight into and enjoy.

9 ANGELL LANE

- Chain Free • Two-bedroom home • Spacious lounge • Modern kitchen/diner • Contemporary shower room • Two double bedrooms • Off-road parking • Generous enclosed rear garden • Concrete storage shed/workshop • Ideal first-time buy or investment



Situated in a convenient residential location, this well-presented two-bedroom home is an excellent opportunity for first-time buyers, investors or those looking to downsize. Offering well-proportioned accommodation throughout, the property combines practical living space with a stylish, modern finish.

The property is entered via an entrance hall with stairs rising to the first floor. To the front of the home is a spacious lounge, filled with natural light from the front-facing window, creating a comfortable space to relax or entertain.

To the rear, the kitchen/diner offers a practical layout with space for both cooking and dining, making it ideal for everyday family life. A useful storage cupboard provides additional space for household essentials.

Upstairs, the property benefits from two well-proportioned bedrooms. The generous principal bedroom features two built-in storage cupboards, while the second bedroom is perfect as a guest room, child's bedroom or home office.

Completing the first floor is a modern shower room, fitted with a contemporary suite and finished to a high standard, providing a stylish and practical space.

Externally, the property continues to impress with off-road parking to the front. To the rear is a generous enclosed garden, ideal for families, pets or outdoor entertaining. The garden also benefits from a substantial concrete storage shed, offering excellent space for tools, bikes or additional storage.

This attractive home is ready to move into and represents a fantastic opportunity for a wide range of buyers.

Room Measurements

Ground Floor

Entrance Hall – 2.21m x 1.09m

Lounge – 4.62m x 3.02m

Kitchen/Diner – 4.09m x 1.85m

Storage – 2.31m x 0.97m

First Floor

Landing – 2.15m x 1.91m

Bedroom One – 4.09m x 2.87m

Bedroom Two – 3.25m x 2.13m

Modern Shower Room – 2.13m x 1.93m

10 Key Features

Two-bedroom home

Spacious lounge

Modern kitchen/diner

Contemporary shower room

Two double bedrooms

Off-road parking

Generous enclosed rear garden

Concrete storage shed/workshop

Ideal first-time buy or investment

Viewing highly recommended

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ADDITIONAL INFORMATION

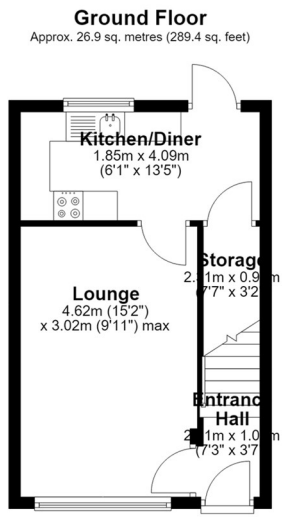
Local Authority – South Holland

Council Tax – Band A

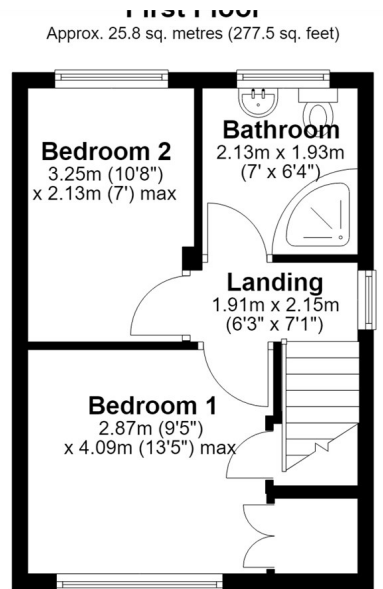
Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold



Total area: approx. 52.7 sq. metres (566.9 sq. feet)
9 Angel Lane



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

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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