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.

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• 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

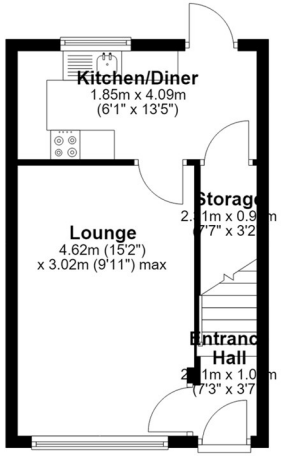
Council Tax – Band A

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold

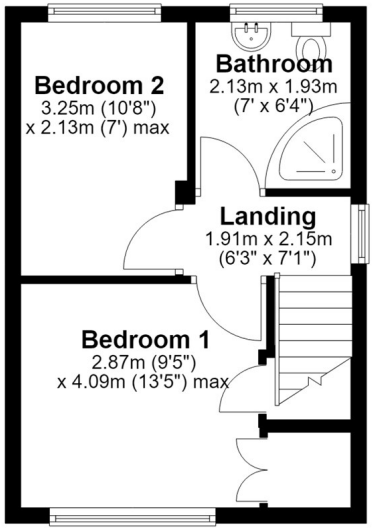
Ground Floor
Approx. 26.9 sq. metres (289.4 sq. feet)

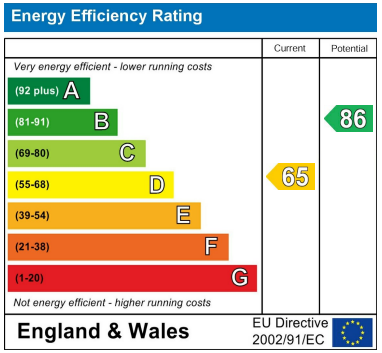


Total area: approx. 52.7 sq. metres (566.9 sq. feet)

9 Angel Lane

First Floor
Approx. 25.8 sq. metres (277.5 sq. feet)





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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