



27 CHAPEL LANE SPALDING, PE11 1BP

£135,000
FREEHOLD

Sedge Estate Agents are delighted to offer for sale this immaculately presented house in Spalding town centre. The property briefly comprises two double bedrooms, bathroom off master bedroom and WC off bedroom 2, two reception rooms, kitchen and good size courtyard garden with brick store. The property built in 1908 has a wealth of original features and the current owners have tastefully maintained it over the last 20 years of ownership.



27 CHAPEL LANE

- Character Town Centre Property • Bathroom Off Master, WC off 2nd Bedroom • Immaculately Presented • Two Double Bedrooms • Two Reception Rooms • West Facing Courtyard Garden • Perfect for first time buyer or buy to let • Town Centre location • Close to shops • Call today



Hallway

UPVC entrance door, floor boards, stairs to first floor, door to:

Dining Room

UPVC window to front elevation, original floor boards, feature marble open fireplace with inset tiles, built in pine cupboard, picture rail, original panelled wall, porcelain tiles, opening to:

Lounge

UPVC window to rear elevation, porcelain tiled floor, multi-fuel burner set in feature fireplace, pine cupboards, under stairs cupboard, porcelain tiles door to:

Kitchen

UPVC window to rear courtyard garden, porcelain tiled floor, base and eye level matching units, space for cooker, integrated stainless steel sink and drainer, space for fridge freezer, space for washing machine, rear glazed door to garden

Utility

Outside utility building, with space for washing machine and dryer.

Bedroom 1

UPVC window to rear elevation, feature iron fireplace, floor boards, built in pine wardrobe, door to:

Bathroom

UPVC window to rear elevation, cushion vinyl floor, wall mounted gas boiler, bath with hand shower attachment, low level WC, hand wash basin

Bedroom 2

UPVC window to front elevation, feature iron fireplace, door to:

WC

Porcelain Tiles, low level WC, hand wash basin, clothes hanging space

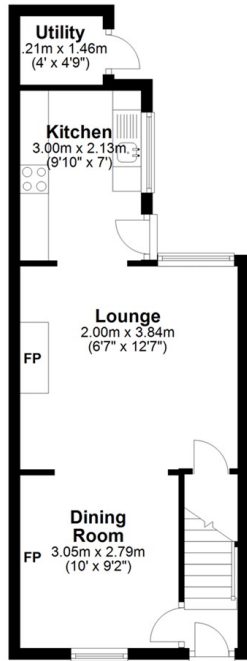
Outside

A feature of this property has to be the West facing rear courtyard garden which is fully enclosed and gives easy pedestrian access to town, with brick store this area is block paved and enjoys a high degree of privacy - ideal for family entertaining

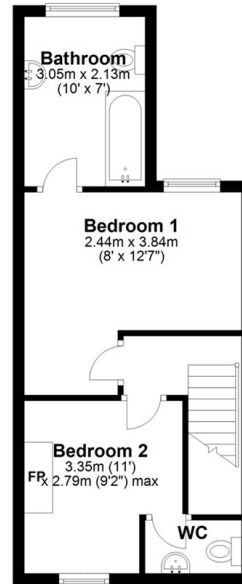
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Ground Floor
Approx. 34.8 sq. metres (374.8 sq. feet)



First Floor
Approx. 32.7 sq. metres (351.8 sq. feet)



Total area: approx. 67.5 sq. metres (726.6 sq. feet)
27 chapel lane



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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