



26 Medlock Crescent, SPALDING, Lincolnshire PE11 2NF

£145,000



*** NO ONWARD CHAIN *** "Set on a residential cul de sac, close to all local amenities in the market town of Spalding this two double bedroom house is well laid out and benefits from a conservatory to the ground floor leading out to an enclosed rear garden. To the front there is a driveway providing off road parking leading to an integral garage. EPC energy rating - C."

ENTRANCE PORCH

UPVC double glazed door to the side. Door into:

HALLWAY

Stairs to first floor accommodation and a radiator.

KITCHEN

8' 7" x 6' 8" (2.62m x 2.03m) (Approx) Fitted with a range of modern base and wall units with worktop over and an inset stainless steel sink and drainer with tiled splash backs. Four ring hob and oven with stainless steel hood over. Internal door to the garage and a UPVC double glazed window to the front.

LOUNGE

15' 7" x 9' 4" (4.75m x 2.84m) (Approx) Double glazed patio doors to the rear, gas fire, radiator, TV point, dado rail and coving.

CONSERVATORY

13' 1" x 7' 11" (3.99m x 2.41m) (Approx) UPVC construction with wood effect flooring and bi-fold doors to the rear.

LANDING

Loft hatch and storage cupboard over the stairs.

BEDROOM TWO

11' 10" x 7' 7" (3.61m x 2.31m) (Approx) UPVC double glazed window to the front, laminate flooring and a radiator.

BEDROOM ONE

15' 7" x 9' 4" (4.75m x 2.84m) (Approx) UPVC double glazed window to the rear, laminate flooring, coving, TV point and radiator.

BATHROOM

Fitted with a three piece suite comprising of a paneled bath with shower over, pedestal wash hand basin and a close coupled WC. Tiled walls, UPVC double glazed window to the front and a radiator.

OUTSIDE

To the front a driveway provides off road parking with a path leading to the front door

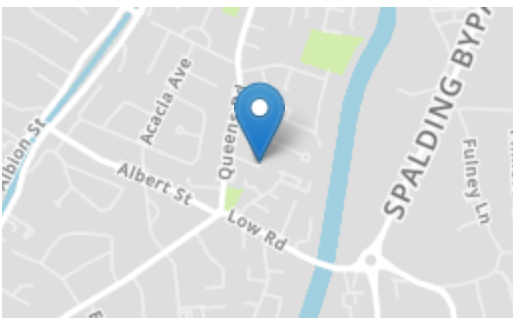
The low maintenance rear garden is fully enclosed by timber fencing and is gated to the front.

GARAGE

15' 11" x 8' 5" (4.85m x 2.57m) (Approx) Roller door to the front and a personal door to the kitchen. Space and plumbing for washing machine and fridge freezer. Power and light connected.

AGENTS NOTE

The floorplan shown is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and intended as a guide only.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland		
EU Directive 2002/91/EC		

