



2 Brayfields, Spalding, PE11 3YT

£195,000

MODERN, SPACIOUS HOME! This two, double bedroom home has the added benefit of a loft conversion. Set within a popular area the property is well presented throughout. Internally there is a 18ft lounge/diner with conservatory off, kitchen with integrated appliances, two double bedrooms, loft room and bathroom. Outside is a secluded rear garden with off road parking to the front.

Entrance hall



A half paned double glazed front door leads into the entrance hall which has stairs to the first floor landing, telephone point and radiator.

Lounge/Diner 18'3" x 13'1" (5.56m x 3.99m)



There are double glazed patio doors leading to the conservatory, radiator, TV point and an under stairs storage cupboard.

Conservatory 12'2" x 8'5" (3.71m x 2.57m)



The metal framed conservatory has windows all round and door leading out to the rear garden. There is plumbing for a washing machine.

Kitchen 10'4" x 7'5" (3.15m x 2.26m)



Fitted with a range of base and wall mounted units with complimentary work tops over, integrated oven, hob, extractor hood, fridge/freezer and dishwasher. There is a double glazed window to front aspect and tiled flooring.

First Floor Landing

Giving access to two bedrooms and bathroom and having a radiator.

Bedroom 13'1" x 10'2" (3.99m x 3.10m)



Double glazed window to rear aspect, radiator and TV point.

Bedroom 10'7" x 9'9" (3.23m x 2.97m)



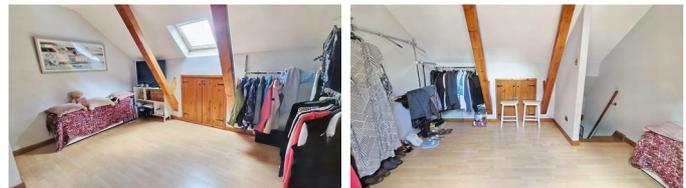
Double glazed window to front aspect, radiator, cupboard housing wall mounted boiler and a door which leads to stairs up to the loft room.

Bathroom 7'7" x 5'8" (2.31m x 1.73m)



Consisting of a bath with separate shower over, low level WC, pedestal wash hand basin, radiator and double glazed window to side aspect.

Loft Room 13'2" x 12'9" (4.01m x 3.89m)



The extra room is an added benefit to this home and has a skylight window, access to storage space in the eaves and wood laminate flooring.

Outside



The rear garden is laid to patio all round and has an abundance of shrubs and flowers making it a lovely secluded place to unwind. There is a covered seating area along with further vegetable patch down the side.

To the front there is a block paved area providing off road parking for a couple of vehicles.

Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING: D

COUNCIL TAX BAND:A

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

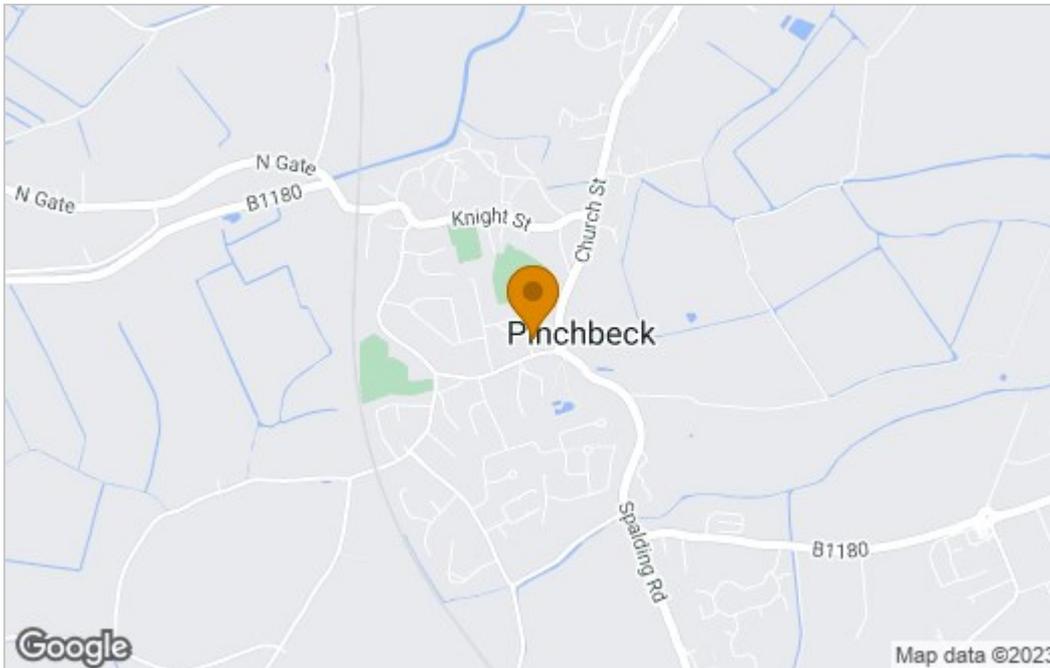
If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Property Postcode

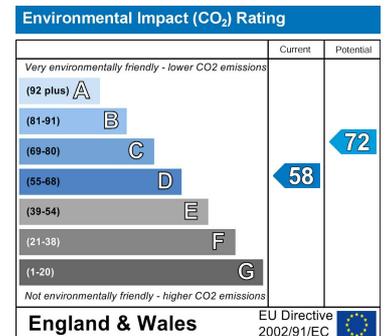
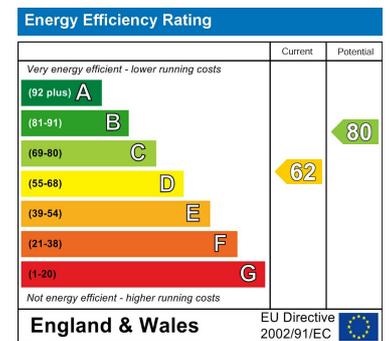
For location purposes the postcode of this property is: PE11 3YT

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

6 New Road, Spalding, Lincolnshire, PE11 1DQ
 Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

