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# 45 Witham Road, Spalding PE11 3WT

**£175,000 Freehold**

- Mid Terraced House
- Kitchen, Lounge/Diner
- Two Double Bedrooms
- Bathroom & Ensuite
- Off Road Parking

This mid terraced house is extremely well presented throughout, offers spacious accommodation and is being sold with no onward chain. Viewing is highly recommended at the earliest opportunity to appreciate everything this property has to offer.







**ACCOMMODATION**

Part glazed front door to Entrance hallway, Inset floor mat, wooden effect vinyl flooring, radiator, stairs to first floor landing.

**CLOAKROOM**

Low level WC with concealed flush, pedestal wash hand basin, complimentary splash back tiling, wooden effect vinyl flooring, radiator.

**KITCHEN** 7' 7" x 9' 4" (2.31m x 2.84m) Fitted wall mounted and floor standing cupboards, including deep pan drawers, complimentary fitted worktop and splash backs, inset one and a quarter bowl stainless steel sink and drainer with mixer taps, four ring gas hob with extractor canopy over, electric oven, integrated fridge and freezer, integrated washing machine, wooden effect vinyl flooring, inset ceiling spotlights.











**LOUNGE/DINER** 12' 9" x 15' 0" (3.89m x 4.57m) TV point, telephone point, two radiators, deep under stairs storage cupboard, French doors opening to rear garden.

**FIRST FLOOR LANDING** Access to roof storage space, built in storage cupboard.

**BEDROOM 1** 10' 1" x 10' 9" (3.07m x 3.28m) Built in wardrobes, TV point, radiator, window to front.

**ENSUITE SHOWER** Enclosed shower cubicle with glass screen, low level WC with concealed flush, pedestal wash hand basin, complimentary splash back tiling, wooden effect vinyl flooring, extractor fan, inset ceiling spot lights, radiator.

**BEDROOM 2** 7' 11" x 10' 2" (2.41m x 3.1m) Radiator, window to rear.

**BATHROOM** Panelled bath with mixer shower attachment, low level WC with concealed flush, pedestal wash hand basin, complimentary splash back tiling, wooden effect vinyl flooring, radiator, inset ceiling spot lights, extractor fan.

**EXTERNALLY** At the front of this property there is an allocated parking space. At the rear of the house is a fully enclosed rear garden which is mostly laid to lawn and includes a timber garden shed.

**DIRECTIONS** From Spalding Town Centre, proceed along Pinchbeck Road, at the second set of traffic lights, turn left into Woolram Wygate. Continue onto Wygate Park then taking a left turn into Claudette Avenue. Turn left onto Nicollette Way then turn left into Witham Road.

**AMENITIES** Local Co-Op and fish and chip shop within a few minutes' walk. Local primary schools and the Vernatts waterway ideal for dog walking again a few minutes away. The town centre is easily accessible offering a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations. There is a regular 'in town' bus service and the cathedral city of Peterborough is 19 miles to the south offering a fast train link with London's Kings Cross minimum journey time 46 minutes.

**AGENTS NOTE**

**The vendor informs us that she paid £162.82 for the maintenance charge last year.**

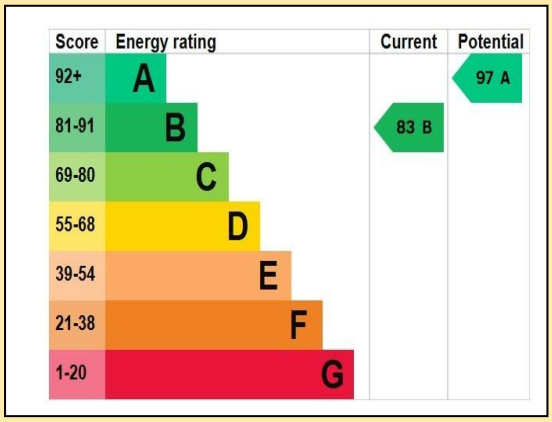


**TENURE** Freehold

**SERVICES** Mains water, electricity and drainage. Gas central heating.

**COUNCIL TAX BAND** A

**LOCAL AUTHORITIES**
South Holland District Council 01775 761161
Anglian Water Services Ltd. 0800 919155
Lincolnshire County Council 01522 552222




**PARTICULARS CONTENT**
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**Ref: 17892**
Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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