



LOOK what's coming onto the market soon...

for sale ?

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**Canterbury Mews, Donington Spalding PE11 4UL**



**welcome to**

**Canterbury Mews, Donington Spalding**

Two double bedroom semi-detached property, POPULAR VILLAGE LOCATION & AVAILABLE WITH NO CHAIN. Lounge & kitchen diner. Downstairs WC & BOTH BEDROOMS HAVE EN-SUITES. Off road parking for 3-4 cars & fully enclosed 'L'-shaped garden that is LARGER THAN MOST. EARLY VIEWING ADVISED!!



### **Entrance Hall**

Having stairs to the first floor.

### **W/C**

5' 2" x 3' 4" ( 1.57m x 1.02m )

Comprising of a W/C. Pedestal sink. Extractor.

### **Lounge**

17' 2" x 9' 9" ( 5.23m x 2.97m )

### **Kitchen**

8' x 13' 8" ( 2.44m x 4.17m )

Having wall and base units. One and a half bowl stainless steel sink. French doors to the garden. Integrated slimline dishwasher, electric oven, four ring induction hob, stainless steel extractor and fridge freezer. Space for a washing machine.

### **Landing**

Having loft access.

### **Bedroom One**

8' 9" x 13' 5" ( 2.67m x 4.09m )

Comprising of a built-in cupboard.

### **Ensuite**

4' 9" x 6' 4" ( 1.45m x 1.93m )

Having a W/C. Pedestal sink. Bath with shower over. Extractor. Heated towel rail. Shaving point.

### **Bedroom Two**

8' 2" x 13' 5" ( 2.49m x 4.09m )

### **Ensuite**

3' 3" x 6' 4" ( 0.99m x 1.93m )

Comprising of a W/C. Pedestal sink. Shower cubicle with thermostatic shower. Extractor. Heated towel rail. Shaving point.

### **Extractor**

Front: Having parking for three/four cars. Side gate to the rear.

Rear: Being enclosed by fencing. Central lawn. Outside tap. Rear patio.



**view this property online** [williamhbrown.co.uk/Property/SDG113484](http://williamhbrown.co.uk/Property/SDG113484)



welcome to

## Canterbury Mews, Donington Spalding

- MODERN TWO BEDROOM SEMI-DETACHED PROPERTY AVAILABLE WITH NO CHAIN
- LOUNGE & KITCHEN DINER
- EN-SUITES TO BOTH BEDROOMS & DOWNSTAIRS WC
- OFF ROAD PARKING FOR 3-4 CARS
- FULLY ENCLOSED 'L'-SHAPED GARDEN THAT IS LARGER THAN AVERAGE

Tenure: Freehold EPC Rating: B  
Council Tax Band: A

**£175,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/SDG113484](https://www.williamhbrown.co.uk/Property/SDG113484)



Property Ref:  
SDG113484 - 0003

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