



Total area: approx. 67.4 sq. metres (725.3 sq. feet)



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**Doyle Lane, Spalding, Lincolnshire, PE11 1WU**  
**Offers In The Region Of £180,000**



## Doyle Lane, Spalding, Lincolnshire, PE11 1WU

City and County are excited to offer this beautifully presented two bedroom terrace property with a garage (leasehold) and off-road parking on Doyle Lane. This home offers two DOUBLE BEDROOMS, a four piece family bathroom, lounge with French doors onto the rear garden, a kitchen/dining room, and a downstairs WC.

Outside there is a small front gravelled garden, with access to the rear garden, an allocated off-road parking space and access into the garage which is located under a coach house. Inside the property there is a fitted kitchen comprising of matching wall and base units, space for a fridge/freezer, plumbing for a washing machine, integral oven, hob and extractor. The kitchen also provides access into the downstairs WC. The lounge has dual aspect windows, French doors opening onto the rear garden, under stairs storage and stairs up to the first floor landing. To the first floor there are two double bedrooms with the master bedroom benefitting from fitted wardrobes. The family bathroom comprises of a separate shower, bath, WC and wash hand basin. Outside the rear garden is mainly laid to lawn with a patio area. Please contact the office to arrange your viewing today!

### Kitchen/Dining Room

7'6" x 19'3" (2.28m x 5.87m)

### Cloakroom

6'7" x 3'2" (2.01m x 0.97m)

### Living Room

9'7" x 14'7" (2.91m x 4.45m)

### Landing

6'7" x 6'11" (2.00m x 2.12m)

### Master Bedroom

10'9" x 14'2" (3.28m x 4.33m)

### Bedroom Two

9'9" x 10'2" (2.98m x 3.11m)

### Bathroom

7'9" x 6'11" (2.37m x 2.12m)

### EPC: B

85/86

### Tenure: Freehold

