



17 Abbots Crescent
Spalding, Lincolnshire, PE11 1NB

£220,000

3 Bedroom Terraced House

- Freehold
- 3 Bedroom mid terrace townhouse arranged over three floors
- Ground floor includes entrance hall, cloakroom and breakfast kitchen
- Spacious living room with fireplace
- 2 Double bedrooms and a home office on the first floor
- Large family bathroom
- Large main bedroom on the top floor with built-in wardrobe and generous en-suite
- Gated front garden, low-maintenance rear courtyard garden, single garage and allocated parking behind the property
- EPC Rating - C, Council Tax Band - C

[Click here to access the Energy Performance Certificate for 17 Abbots Crescent, Spalding, Lincolnshire, PE11 1NB](#)



Overview

This well-presented three bedroom mid terrace townhouse offers spacious and flexible accommodation arranged over three floors, with a welcoming and attractive frontage, offering close proximity to local Spalding schools and town centre.



The ground floor includes an entrance hall leading to a useful cloakroom and a kitchen positioned at the front of the home. The breakfast kitchen provides plenty of fitted units, space for all appliances including a freestanding fridge-freezer, and room for a dining table, there is a good-sized lounge, featuring a fireplace and French doors opening onto the courtyard-style rear garden. The room comfortably accommodates both lounge and dining furniture offering a fantastic social space, and includes an under-stairs storage cupboard.

On the first floor there are two double bedrooms and a home office. A large family bathroom with bath and shower over. The top floor offers a generous main suite, including a built-in wardrobe and a spacious en-suite bathroom with full-sized four piece suite including bath, separate corner shower.

Outside, the gated front garden leads the way to this beautiful townhouse and the low maintenance rear garden with paving, creates the ideal outdoor area. A back gate leads to the single garage and allocated parking which is accessed behind the crescent.





Garage to Rear

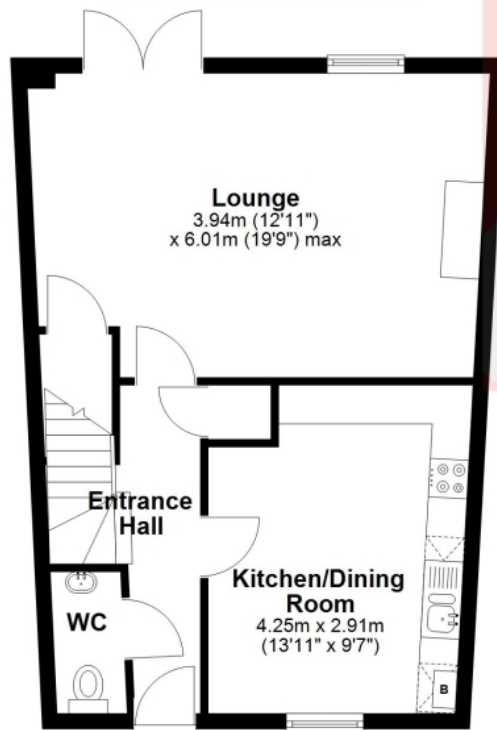
Approx. 13.6 sq. metres (146.4 sq. feet)

Garage

4.85m x 2.80m
(15'11" x 9'2")

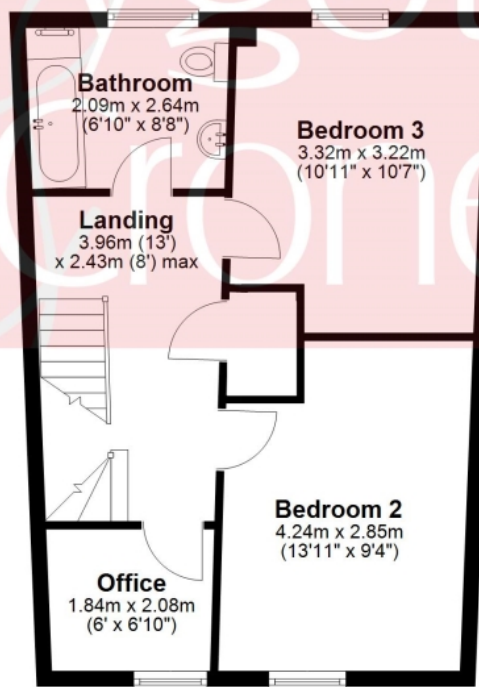
Ground Floor

Approx. 46.3 sq. metres (497.9 sq. feet)



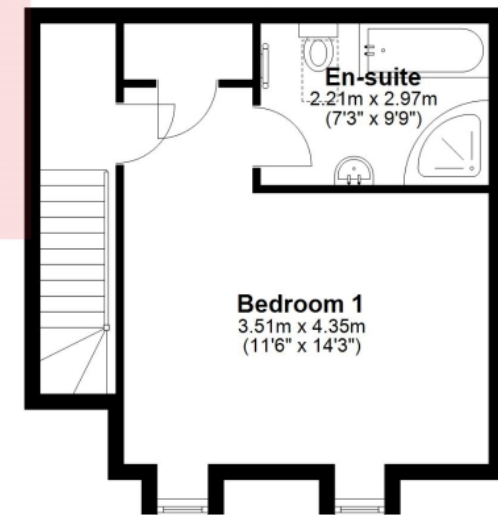
First Floor

Approx. 46.9 sq. metres (504.7 sq. feet)



Second Floor

Approx. 33.6 sq. metres (361.8 sq. feet)

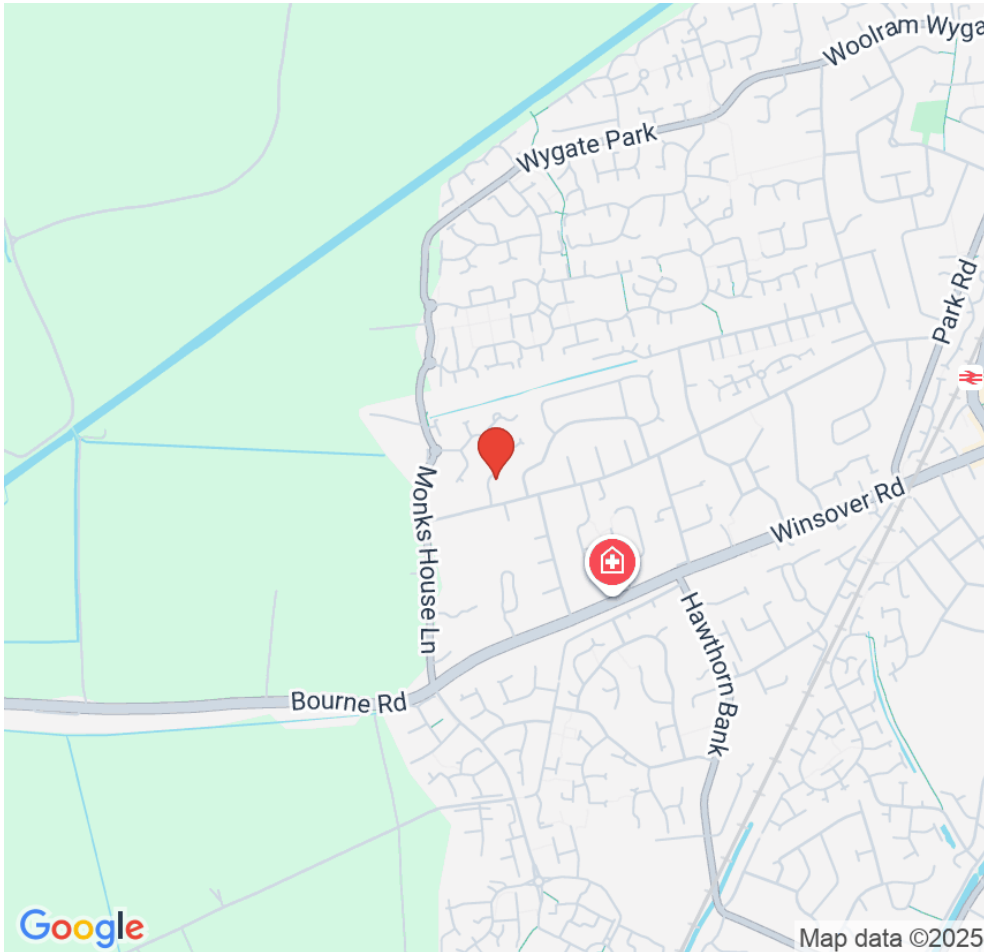


Total area: approx. 140.4 sq. metres (1510.8 sq. feet)

Floor plan created by Matte Black Media.
Plan produced using PlanUp.



Location



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