



BRADLEY JAMES

ESTATE AGENTS



75 Aintree Drive, Spalding, Lincolnshire, PE11 3BT

Asking price £275,000

- RE-FITTED KITCHEN DINER
- RE-FITTED CLOAKROOM
- 3 BEDROOMS
- OFF ROAD PARKING
- GREAT ROAD LINKS TO A16
- RE-FITTED UTILITY ROOM
- LOUNGE
- BATHROOM
- GARAGE
- REAR GARDEN



# 75 Aintree Drive, Spalding PE11 3BT

Situated on Aintree Drive in the charming market town of Spalding, this delightful detached house, built in 1975, offers a perfect blend of comfort and modern living. Spanning an impressive 1,066 square feet, the property features a spacious entrance that welcomes you into a separate modern lounge, ideal for relaxation and entertaining guests.

The heart of the home is undoubtedly the stunning open-plan kitchen diner, which has been thoughtfully re-fitted to meet contemporary standards. With French doors leading to the rear garden, this space is perfect for family gatherings or enjoying a quiet evening meal. Additionally, the property boasts a separate re-fitted utility room and a modern downstairs cloakroom, enhancing convenience for everyday living.

As you ascend the bright and airy landing, you will find three well-proportioned bedrooms and a family bathroom, providing ample space for family or guests. Outside, the property offers off-road parking for up to three- four vehicles, including a single garage, ensuring that parking is never a concern. The side gated access leads to a generous rear garden, perfect for outdoor activities or simply enjoying the fresh air.

The location is equally appealing, with a local gym, shop, petrol station, pub, and a fish and chip shop all within walking distance. For those seeking more amenities, the town centre is just a five-minute drive away, while the popular Springfields Garden and Outlet Shopping Centre is a mere ten minutes away. The property also benefits from excellent road links to the A16, connecting you to Stamford, Peterborough, Boston, Norfolk, and Lincoln. Spalding has a train station that connects you to Peterborough in 20-25 minutes.

This charming home is an excellent opportunity for those looking to settle in a vibrant community with easy access to local amenities and transport links. Don't miss the chance to make this lovely property your own.



Council Tax Band: C



### Entrance Hall

composite obscured double glazed front door into the entrance hall which has stairs leading off to the first floor accommodation, radiator, power point and skimmed and coved ceiling

### Lounge

14'6 x 12'2

UPVC double glazed window to the front radiator, power points, telephone point, TV point, and skimmed and coved ceiling

### Kitchen Diner

18'6 x 12'1

UPVC double glazed window to the rear, UPVC double glazed French doors to the rear, refitted kitchen with base and eyelevel units with worksurface over, sink and drainer with mixer taps over, integrated Bosch electric oven and grill, Half sized Bosch electric oven and grill above, a Bosch induction hob with extractor over, integrated dishwasher, wall mounted gas boiler housed in a kitchen cupboard, radiator, power points, skimmed and coved ceiling with inset spotlights and under stairs storage cupboard

### Utility Room

7'6 x 6'6

UPVC double glazed window to the rear and UPVC double glazed door to the rear. The utility room has been re-fitted with base and eyelevel units, space and point for tumble dryer, space and plumbing for washing machine, space and point for American fridge freezer, radiator, power points, skimmed ceiling with inset spotlights

### Cloakroom

UPVC obscured double glazed window to the side, vanity wash basin with mixer taps over, storage cupboards beneath with a WC with push button flush and work top over, radiator, skimmed ceiling with inset spotlight

### Landing

UPVC double glazed window to the side, loft hatch, skimmed and coved ceiling, power points

### Bathroom

UPVC obscured double glazed window to the rear, p-shaped panel bath with taps over, built in mixer shower over on a sliding adjustable rail, pedestal

wash basin with mixer taps over, WC with pushbutton flush, extractor fan, radiator and skimmed and coved ceiling with inset spotlights

### Bedroom 1

14'7 x 11'0

UPVC double glazed window to the front, radiator and power points and TV point

### Bedroom 2

12'3 x 11'0

UPVC double glazed window to the rear, radiator, power points and airing cupboard

### Bedroom 3

8'7 x 7'5

UPVC double glazed window to the front, radiator and power points

### Outside

Low-level panel fencing and hedging to the side, the rest is low maintenance being laid to gravel and block paved off-road parking for 3 to 4 cars. This leads to your single garage, there's side gated access leading to your rear garden which is enclosed by panel fencing. It is half laid to lawn and half laid to patio with a concrete base in the left-hand corner for a shed.

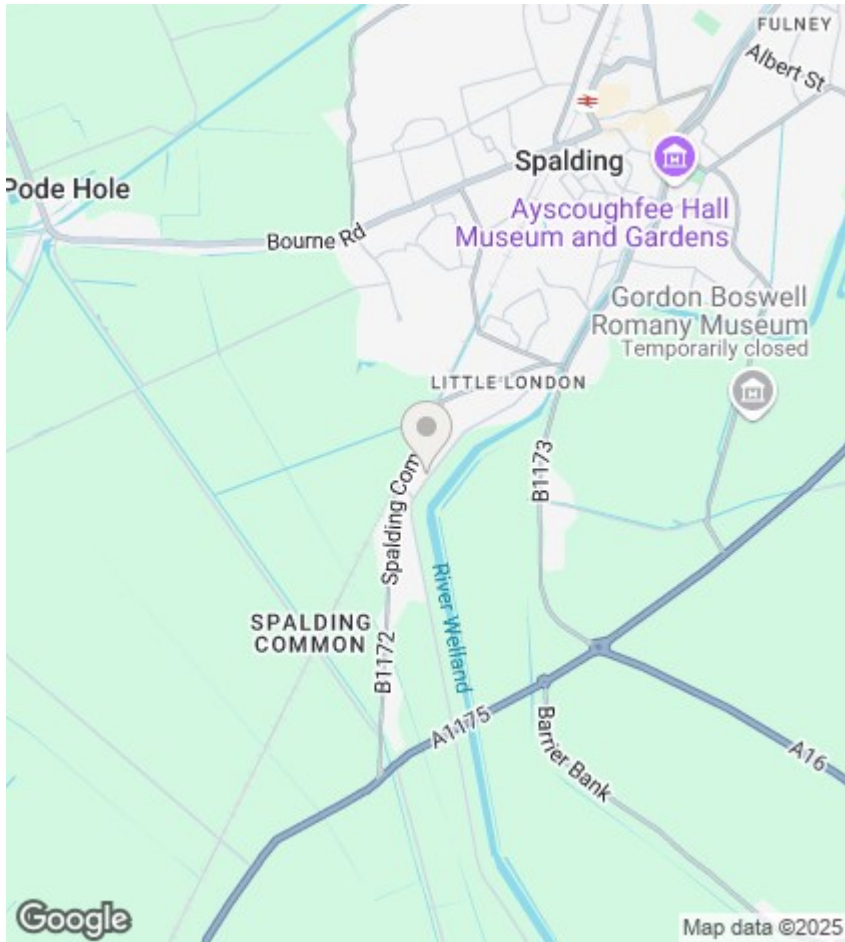












### Directions

### Viewings

Viewings by arrangement only. Call 01775 233130 to make an appointment.

### EPC Rating:

C

