



BRADLEY JAMES

ESTATE AGENTS



25 Riverside Park, Spalding, Lincolnshire, PE11 2FQ

Asking price £265,000

- FOUR BEDROOMS
- BATHROOM
- DINING ROOM
- UTILITY ROOM
- WALKING DISTANCE TO LOCAL SECONDARY AND PRIMARY SCHOOL
- EN-SUITE
- LOUNGE
- INTEGRATED KITCHEN APPLIANCES
- OFF ROAD PARKING AND SINGLE GARAGE
- GREAT ROAD LINKS TO A16

25 Riverside Park, Spalding PE11 2FQ

NO CHAIN!

Nestled in the charming area of Riverside Park, Spalding, this delightful four bedroom detached house offers a perfect blend of comfort and convenience.

Upon entering, you are greeted by a welcoming entrance hall that leads to a separate cloakroom, ensuring practicality for everyday life. The spacious lounge, adorned with a block arch, flows seamlessly into a separate dining room, making it perfect for entertaining guests or enjoying family meals. French doors open out to the enclosed rear garden, inviting natural light and providing a lovely view of the outdoor space.

The integrated kitchen, complete with a separate utility room, is designed for both functionality and style, catering to all your culinary needs.

With four well-proportioned bedrooms, including bedroom one with an en-suite shower room, this property is ideal for families seeking space and modern living. The additional family bathroom serves the remaining bedrooms, ensuring ample facilities for all.

Outside, the property boasts off-road parking and a single garage equipped with power, offering convenience for your vehicles and storage needs. The enclosed rear garden provides a safe haven for children to play or for hosting summer barbecues.

Location is key, and this home is within walking distance to a local primary school and two secondary schools, making it an excellent choice for families. Additionally, nearby amenities include an express Tesco with a post office, a fish and chip shop, and excellent road links to the A16, connecting you to Peterborough, Stamford, Boston, Norfolk, and Lincoln.

This property is a wonderful opportunity for those seeking a family home in a vibrant community, combining spacious living with easy access to local amenities and transport links. Don't miss the chance to make this charming house your new home.



Council Tax Band: C



Entrance Hall

You go through the obscured double glazed front door into the entrance hall which has stairs leading off to the first floor accommodation. UPVC double glazed window to the side, radiator, power points, telephone point, skimmed and coved ceiling with inset spotlights.

Cloakroom

UPVC obscured double glazed window to the front, WC with push button flush, pedestal wash basin with mixer taps over and radiator.

Lounge

15'3 x 14'0

UPVC double glazed window to the front, radiator, power points, TV point, telephone points, gas fireplace, skimmed and coved ceiling and a block archway leading through to the dining room.

Dining Room

10'3 x 8'9

UPVC double glazed French doors to the rear, radiator, power points, skimmed and coved ceiling and door going into the kitchen.

Kitchen

10'3 x 9'2

UPVC double glazed window to the rear, base and eyelevel units with worksurface over, sink and drainer with mixer taps over, two integrated electric half sized oven and grill with a four burner gas hob with extractor over, integrated dishwasher, integrated fridge, integrated freezer, tile splashback, tiled floor, radiator, power points, TV point, telephone point, skimmed ceiling with inset spotlights.

Utility Room

10'3 x 4'8

UPVC double glazed window to the side, double glazed door to the rear, base and eyelevel units with worksurface over, sink and drainer with mixer taps over, wall mounted gas boiler housed in a kitchen cupboard, fuse box, space and plumbing for washing machine, space and point for tumble dryer, tiled splashback, tiled floor, radiator, power points, extractor and storage cupboard.

Landing

UPVC double glazed window to the side, airing cupboard, radiator, power points, skimmed and coved ceiling with inset spotlights and loft hatch.

Bedroom 1

14'0 x 12'0

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

En-Suite

UPVC obscured double glazed window to the side, separate shower cubicle which is fully tiled with a built-in mixer shower, pedestal wash basin with mixer taps over, WC, radiator, half height tiled walls, tiled floor, extractor fan, skimmed ceiling with inset spotlights and shaver point.

Bedroom 2

10'4 x 9'2

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

Bathroom

UPVC obscured double glazed window to the rear, panel bath with mixer shower over, pedestal wash hand basin with taps over, shaver point, tiled floor, skimmed ceiling with inset spotlights.

Bedroom 3

9'5 x 8'2

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

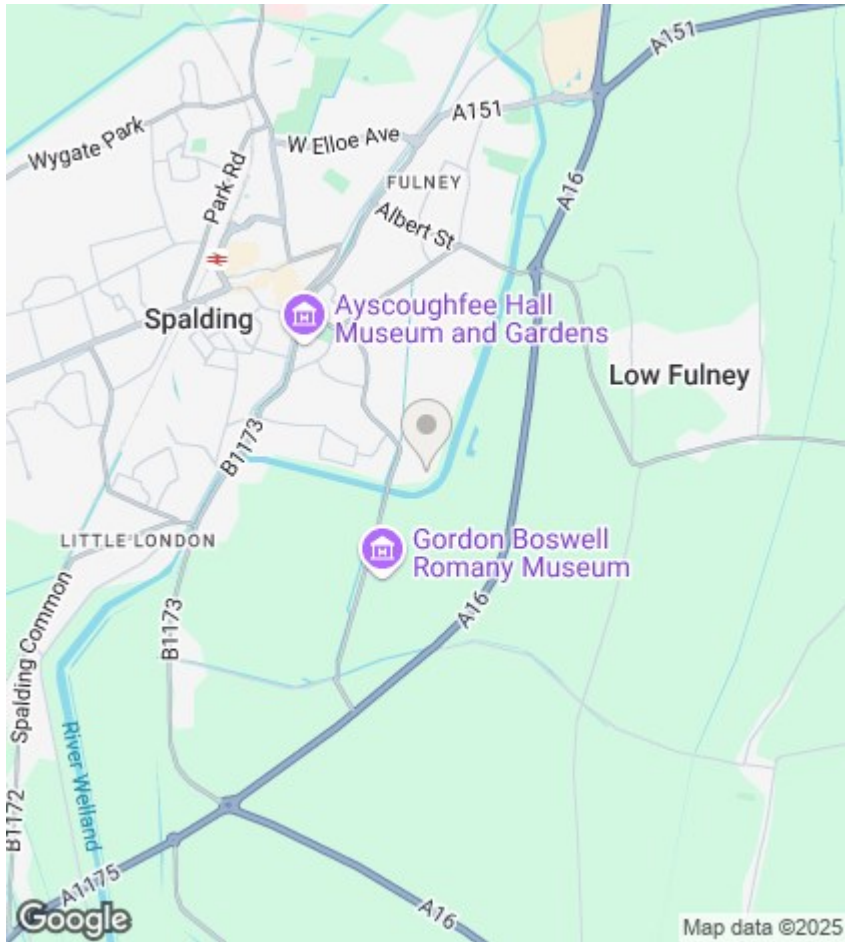
Bedroom 4

7'4 x 7'3

UPVC double glazed window to the rear, radiator, power points and telephone point.

Outside

To the outside the property comes with off-road parking for two cars which leads your detached single garage which has an up and over door and power and lighting connected, side gated access leading to your rear garden which is enclosed by panel fencing and a curved brick wall, there's a patio seating area, a shed and the rest is laid to lawn.



Viewings

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

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

