



BRADLEY JAMES

ESTATE AGENTS



66 Stonegate, Spalding, Lincolnshire, PE11 2PH

Asking price £259,950

- NO CHAIN
- 2 RECEPTION ROOMS
- RECENTLY RENOVATED
- SOLAR PANELS
- UTILITY AND BOILER ROOM
- 3 BEDROOMS
- CLOSE TO SPALDING HIGH SCHOOL AND PRIMARY SCHOOL
- OFF ROAD PARKING AND SINGLE GARAGE
- NEWLY FITTED INTEGRATED KITCHEN
- FULLY RE DECORATED AND CARPETED

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COMPUTER GENERATED IMAGES TO SHOWCASE THE PROPERTY

Bradley James Estate Agents are pleased to offer for sale this NO CHAIN 1930s, renovated family residence which is nestled in the charming area of Stonegate, Spalding.

This beautiful home benefits from being fully redecorated, newly laid carpets, new integrated kitchen, landscaped front and rear gardens plus solar panels.

This delightful detached family home, built in the 1930s, offers a perfect blend of classic character and modern convenience. Spanning an impressive 1,098 square feet, the property features two inviting reception rooms, including a bright and airy lounge that boasts doors leading out to a private rear garden, ideal for family gatherings or quiet evenings.

The heart of the home is a beautifully re-fitted integrated kitchen, complete with modern units and elegant natural stone flooring, making it a joy for any home cook. The family room, enhanced by a bay window, a cosy log burner and real wooden floor, provides a warm and welcoming atmosphere for relaxation. Additionally, the property includes a modern entrance hall with a separate cloakroom, a utility washroom, and a storage room, ensuring practicality for everyday living.

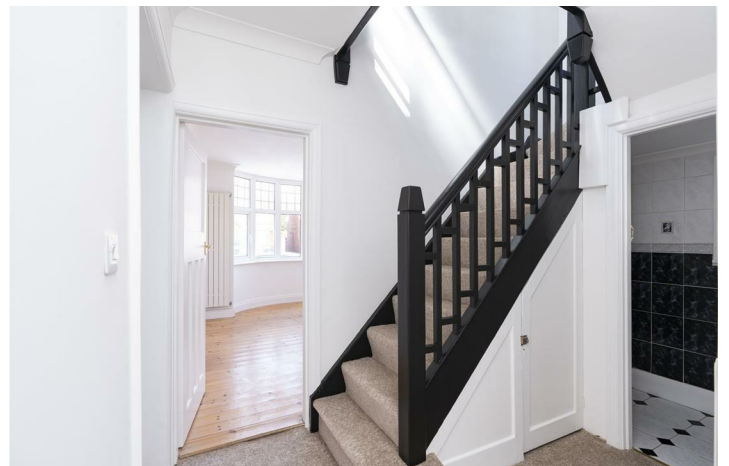
This residence comprises three well-proportioned bedrooms, featuring two generous double rooms that offer ample space for rest and relaxation. A contemporary shower room completes the accommodation, catering to the needs of a growing family.

Conveniently located within walking distance to both a high school and a local primary school, this home is perfect for families with children. Tesco's express is on your doorstep adding to the convenience of this home. The town centre is just a ten-minute stroll away, where you will find a train station and excellent road links to Peterborough, Stamford, Norfolk, and Lincoln via the A16.

With no onward chain, this property presents an excellent opportunity for those seeking a charming family home in a desirable location.



Council Tax Band: C



Entrance Hall

UPVC obscured double glazed front door going into the entrance hall which has stairs leading to the first floor accommodation, newly laid carpet, newly decorated, under stairs storage cupboard, radiator, power points and skimmed and coved ceiling.

Cloakroom

UPVC obscured double glaze window to the side, WC

Family Room

14'8 x 11'8

UPVC double glazed bay window to the front, vertical wall mounted radiator, power points, some power points with USB charging, telephone point, TV point, real wood flooring and skimmed and coved ceiling.

Lounge

14'8 x 11'8

UPVC double glazed box bay window to the rear and UPVC double glazed door to the rear, vertical wall mounted radiator, power points, some with USB Charging, TV point, decorative coving with skimmed ceiling and inset spotlights.

Kitchen

11'5 x 10'0 max

Two UPVC double glazed windows to the rear and an obscured double glazed door to the rear, base and eyelevel units with worksurface over, sink and drainer with mixer taps over, integrated electric oven and grill with an Induction hob and extractor over, integrated dishwasher, natural stone flooring, tile splashback, power points, radiator and skimmed and coved ceiling with inset spotlights.

Landing

UPVC double glazed window to the both sites being double aspects, skimmed and coved ceiling, power points and airing cupboard.

Bedroom 1

12'3 x 12'0

Double aspect with the UPVC double glazed window to the front and rear, radiator, power points some with USB charging and skimmed and coved ceiling.

Bedroom 2

12'0 x 11'8

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

Bedroom 3

10'2 x 6'1

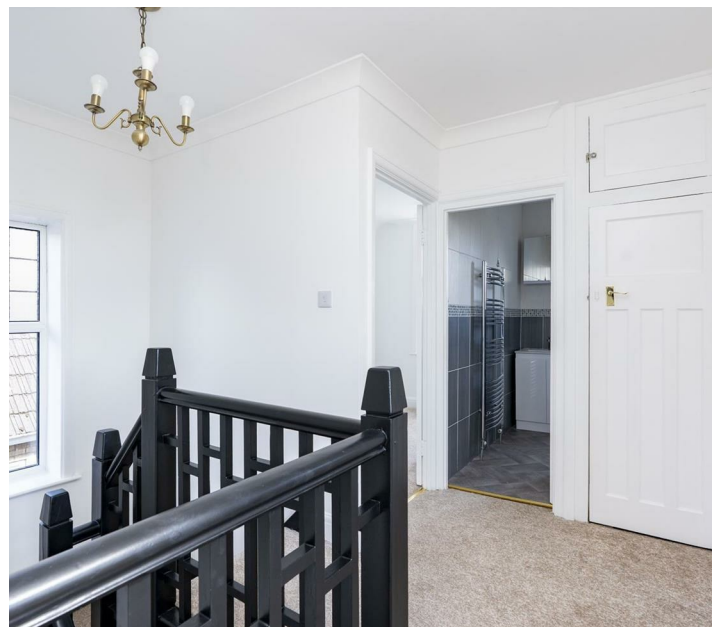
UPVC double glazed window to the rear, radiator and power points.

Shower Room

UPVC obscured double glazed window to the rear, separate shower with a built-in mixer shower, WC with pushbutton flush, vanity wash basin with mixer taps, shaver point and wall mounted heated towel and loft hatch.

Outside

To the front there's a low level brick wall with iron wrought railings, block paved off-road parking which leads to a garage. It's a bit too narrow to fit a car in. side access which leads to your rear garden which is enclosed by panel fencing, has a patio seating area the rest is laid to lawn, outside tap, outside storeroom and another brick built storeroom with has space and plumbing for washing machine and worktop, then a door way that connects onto a boiler room which has a wall mounted gas boiler.







Directions

Viewings

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

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



GROUND FLOOR
APPROX. FLOOR
AREA 757 SQ. FT.
(70.3 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 450 SQ. FT.
(41.8 SQ. M.)
TOTAL APPROX. FLOOR AREA 1207 SQ. FT. (112.1 SQ. M.)
Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency can be given.
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