



BRADLEY JAMES

ESTATE AGENTS



17 Shearers Drive, Spalding, PE11 3ZJ

Asking price £265,000

- NO ONWARD CHAIN
- TWO RECEPTION ROOMS
- NO THROUGH ROAD
- 5 MINUTE DRIVE TO TOWN CENTRE
- PART CONVERTED GARAGE INTO A HAIR SALON
- OUTSIDE GARDEN ROOM WITH POWER AND HEATING
- EN-SUITE AND FITTED WARDROBES TO BEDROOM ONE
- OPEN PLAN KITCHEN DINER AND UTILITY ROOM
- 5 MINUTE DRIVE TO FOUR PRIMARY SCHOOLS
- LARGER THAN AVERAGE CONSERVATORY



# 17 Shearers Drive, Spalding PE11 3ZJ

Nestled in the desirable area of Shearers Drive, Spalding, this charming house presents an excellent opportunity for those seeking a new home without the hassle of a chain. The property boasts two spacious reception rooms, perfect for entertaining or relaxing with family. A generous conservatory extends the living space, allowing for an abundance of natural light and a seamless connection to the garden.

The heart of the home is the open-plan kitchen diner, which is ideal for family meals and gatherings. Additionally, a utility room provides extra convenience for household chores. The first bedroom features built-in wardrobes and an en-suite, offering a private retreat for the homeowner.

The property also includes a part-converted garage, currently serving as a hair salon, which could easily be adapted to suit your needs. Outside, the garden is enhanced by a delightful summer house, equipped with power and heating, making it a versatile space for leisure or work.

Conveniently located, this home is just a five-minute drive from Spalding town centre, where you will find a train station and a variety of amenities. Families will appreciate the proximity to four primary schools, all within a short drive, making this an ideal location for those with children.

This property is a wonderful blend of comfort, convenience, and potential, making it a must-see for anyone looking to settle in Spalding.



Council Tax Band: C



### Entrance Hall

Go through the double glazed front door into the entrance hall, which has stairs leading off to the first floor accommodation, radiator, one power point, telephone point, fuse box and thermostat control.

### Cloakroom

WC with push button flush, vanity wash basin with mixer tap over and storage cupboard beneath, radiator, storage cupboard and extractor fan.

### Lounge

17'1 x 10'3

UPVC double glazed window to the front, radiator, power points and a block arch leading through to the conservatory.

### Conservatory

14'4 x 8'0

Brick and UPVC construction with a UPVC double glazed French doors to the side, two radiators and power points.

### Kitchen Diner

17'1 x 9'1

Double aspect UPVC double glazed window to the front and to the rear, base and eye level units with worksurface over, sink and drainer with mixer taps over, integrated electric oven and grill with a four burner gas hob and extractor over, space and plumbing for dishwasher, radiator, power point and inset spotlights.

### Utility Room

6'3 x 6'0

Double glazed door to the rear, wall mounted gas boiler, space and point for American fridge freezer, space and plumbing for washing machine, power points and tiled floor.

### Landing

UPVC double glazed window to rear, power points, loft hatch and airing cupboard.

### Bedroom 1

11'4 x 11'0

UPVC double glazed window to front, the measurements do not include the built-in wardrobe, there's a built-in wardrobe with shelving and hanging space, radiator, power points and a door leading to the en-suite.

### Bedroom 1 En-suite

The refitted en-suite shower room has a UPVC obscured double glazed window to the front, wash hand basin

with taps over, WC with push button flush, separate shower cubicle with a mixer shower, fully tiled walls, radiator, tiled floor, skimmed ceiling with inset spotlights and extractor fan.

### Bedroom 2

10'8 x 10'1

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

### Bedroom 3

7'4 x 6'8

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

### Bathroom

UPVC obscured double glazed window to the rear, panel bath with mixer taps over and a mixer tap shower, shower screen, WC with push button flush, pedestal wash hand basin with taps over, extractor fan, radiator and inset spotlights.

### Outside

The property has wrap around gardens and is laid to lawn to the front and side. There's off-road parking for three cars. The garage is part converted in the front 8'7 x 6'1. There's storage and to the rear and it's a salon 11'5 x 8'2 with UPVC double glazed window to the rear, UPVC double glazed patio doors to the side and power points. Side gated access leading to your rear garden which is enclosed by panel fencing, and a decorative brick wall, there's an extended patio seating area with pergola and a summerhouse to the rear 14'0 x 10'3 which has power connected and UPVC double glazed, three doors to the front and a single glazed window to the rear. There's an electric oil radiator and the power points have USB charging.

### Salon

11'5 x 8'2

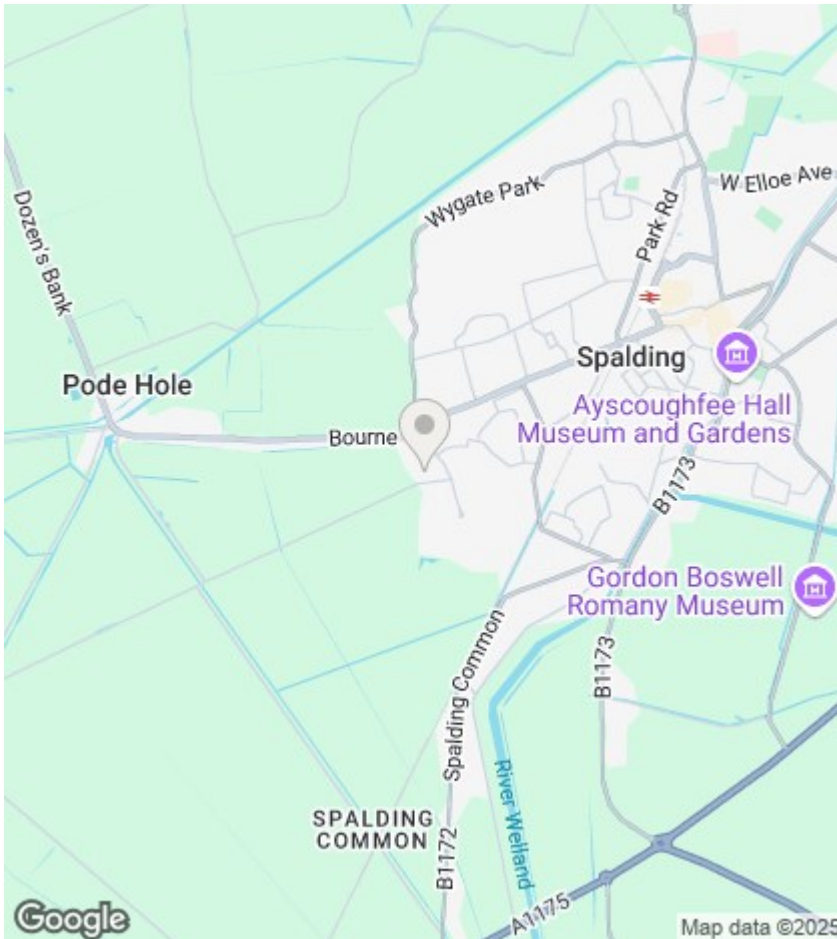
UPVC double glazed window to the rear, UPVC double glazed patio doors to the side and power points.

### Summerhouse

14'0 x 10'3

Which has power connected and UPVC double glazed, three doors to the front and a single glazed window to the rear. There's an electric oil radiator and the power points have USB charging.





## Directions

## Viewings

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

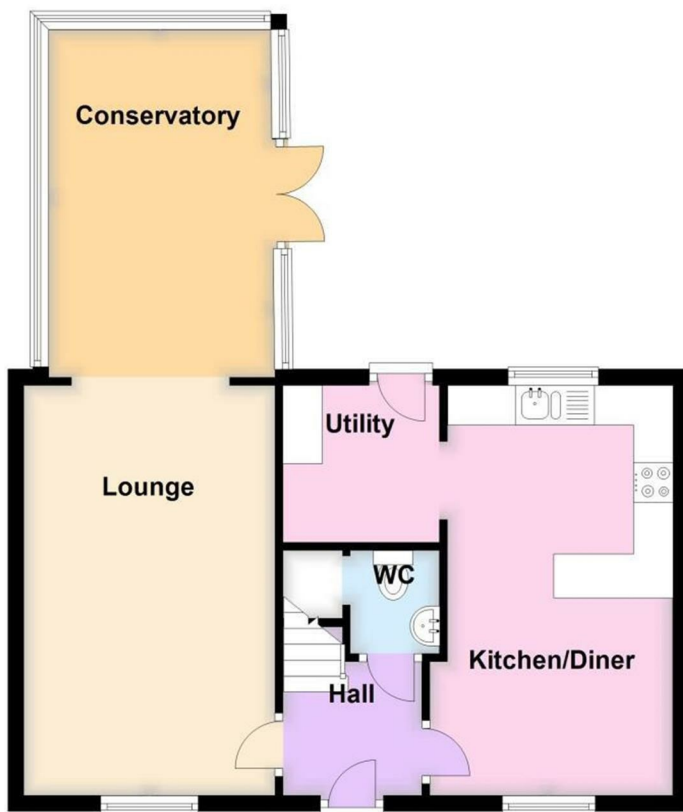
## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>58</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

### Ground Floor

Approx. 55.0 sq. metres (592.0 sq. feet)



### First Floor

Approx. 42.9 sq. metres (461.4 sq. feet)

