



BRADLEY JAMES

ESTATE AGENTS



71 McLaren Gardens, Spalding, Lincolnshire, PE11 1DF

Asking price £66,500

- 35% SHARED OWNERSHIP
- TWO PARKING SPACES
- EN-SUITE
- WALKING DISTANCE TO LOCAL PRIMARY SCHOOL AND TOWN CENTRE
- POPULAR LOCATION
- PLATFORM HOUSING
- OPEN PLAN KITCHEN DINER
- PRIVATE REAR GARDEN
- NO CHAIN

71 McLaren Gardens, Spalding PE11 1DF

NO CHAIN

Welcome to this modern three-storey townhouse located in the popular McLaren Gardens, Spalding. Built in 2018, this property offers a contemporary living experience with a generous 969 square feet of space.

As you enter, you have a separate hallway that leads onto a separate lounge that provides a comfortable area for relaxation. This leads seamlessly into an open-plan kitchen diner, perfect for entertaining family and friends. The kitchen is designed with modern living in mind, ensuring that cooking and dining are enjoyable experiences.

The townhouse boasts three well-proportioned bedrooms, providing ample space for a growing family or guests. Bedroom two features an en-suite shower room, adding a touch of luxury and convenience. Additionally, there is a modern family bathroom and a downstairs cloakroom, catering to all your needs.

Parking is a breeze with space for two vehicles directly outside your front door, making it easy for you and your guests. The private, low-maintenance rear garden offers a tranquil outdoor space, ideal for enjoying the fresh air without the hassle of extensive upkeep.

Situated within walking distance to the town centre, this property is perfectly positioned to take advantage of the excellent amenities Spalding has to offer, including shops, restaurants, primary schools and a train station for easy commuting.

This townhouse is an excellent opportunity for those seeking a modern home in a vibrant community. Don't miss your 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 ceiling.

Lounge

17'6 x 10'2

UPVC double glazed window to the front, radiator, power points, TV point, skimmed ceiling, under stairs storage cupboard and door to your downstairs cloakroom.

Downstairs Cloakroom

WC with push button flush, pedestal wash hand basin with taps over, wall mounted heated towel rail, skimmed ceiling and extractor fan.

Kitchen Diner

13'8 x 9'5

UPVC double glazed window to the rear, composite double glazed door 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 point for fridge freezer, space and plumbing for washing machine, wall mounted gas boiler house in a kitchen cupboard, radiator, power points and skimmed ceiling.

Landing

Stairs leading off to the top floor accommodation, radiator, power points and skimmed ceiling.

Bathroom

Panel bath with mixer taps and a built-in mixer shower over with shower screen, pedestal wash hand basin with taps over, WC with push button flush, double shaver point, wall mounted heated towel rail, skimmed ceiling and extractor fan.

Bedroom 1

13'9 x 9'6

Two UPVC double glazed windows to the rear, radiator, power points, TV point and skimmed ceiling.

Bedroom 3

13'8 x 9'5 narrowing to 6'1

Two UPVC double glazed windows to the front, radiator, power points, TV point and skimmed ceiling.

Top Floor Landing

Power points, skimmed ceiling and a storage cupboard with door leading to the second bedroom.

Bedroom 2

13'5 x 10'2 max

Restricted head height, UPVC double glazed window to the front, radiator, power points, TV point,

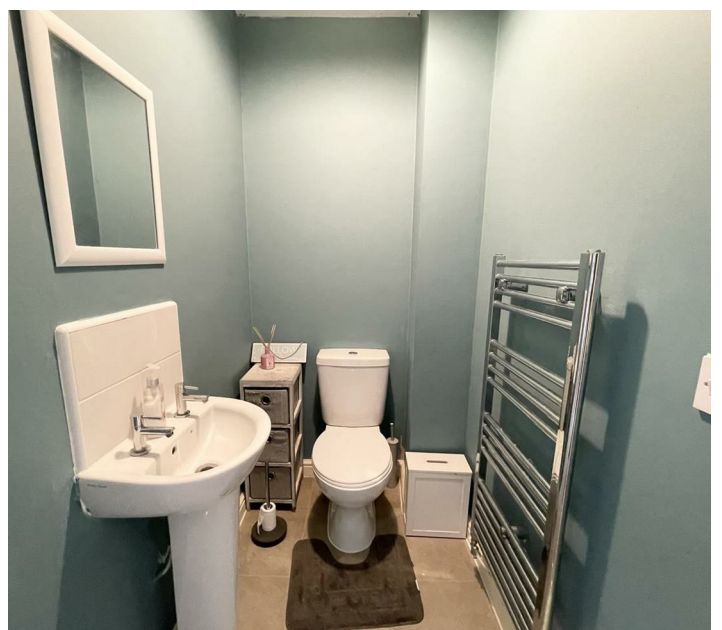
telephone point and skimmed ceiling with a door leading to the ensuite.

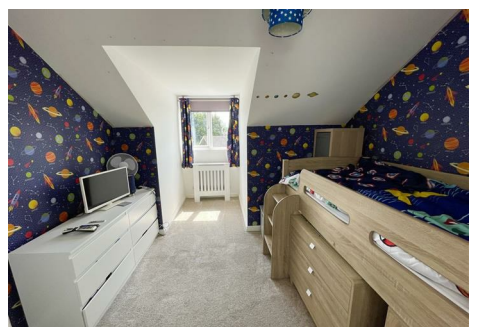
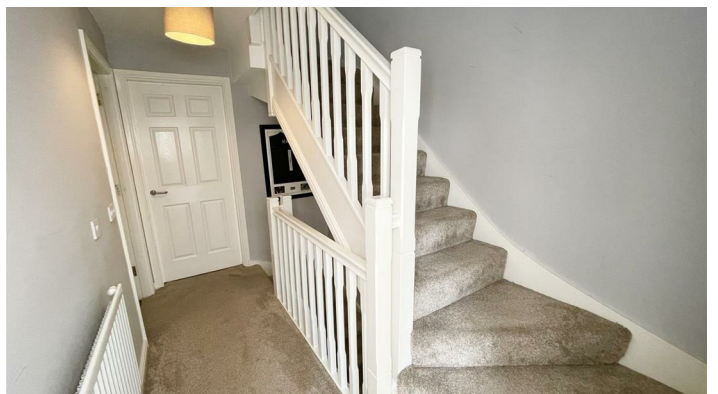
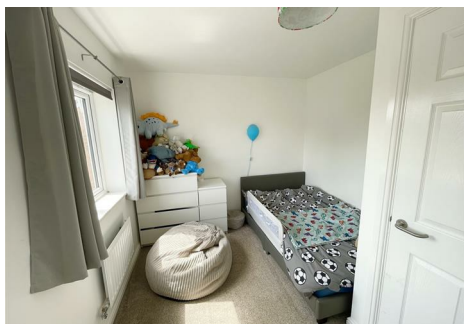
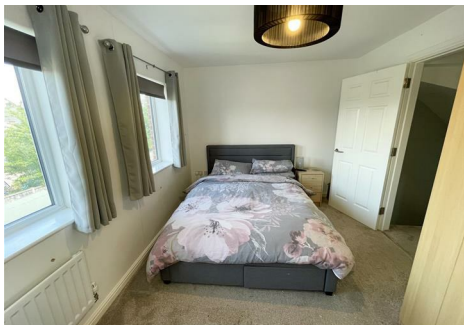
En-suite

Double glazed skylight in the ceiling, separate shower cubicle which is fully tiled and has an electric mixer shower, pedestal wash hand basin with taps over, WC with pushbutton flush, wall mounted heated towel rail, extractor fan and skimmed ceiling.

Outside

The property comes with two parking spaces which are directly out the front of house, there's rear gated access leading to your low maintenance rear garden which is enclosed by panel fencing, there's a patio seating area, an Astroturf area, outside light, outside tap and shed.







Directions

Viewings

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

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(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	

