



BRADLEY JAMES

ESTATE AGENTS



10 St. Helena Drive, Spalding, PE11 1UF

Asking price £299,950

- CUL-DE-SAC
- BEAUTIFUL CONDITION INSIDE AND OUT
- MODERN KITCHEN, DINING ROOM, BAY FRONTED LOUNGE AND UTILITY ROOM
- EXTENDED OFF ROAD PARKING FOR THREE-FOUR CARS
- 5 MINUTE DRIVE TO LOCAL PRIMARY SCHOOLS
- 5 MINUTE DRIVE TO TRAIN STATION
- LOG CABIN IN REAR GARDEN WITH BAR
- EN-SUITE
- CORNER PLOT

10 St. Helena Drive, Spalding PE11 1UF

Nestled in the sought-after area of St. Helena Drive, Spalding, this beautiful detached family home offers a perfect blend of comfort and modern living. Situated just off Pinchbeck Road, the property boasts an inviting atmosphere with its spacious yet cosy bay-fronted lounge, ideal for family gatherings or quiet evenings in.

The heart of the home is undoubtedly the modern kitchen, which flows seamlessly into a separate dining room, enhanced by French doors that open onto a low-maintenance landscaped rear garden. This outdoor space is perfect for entertaining or simply enjoying the fresh air. The property features four well-appointed bedrooms, including a master suite with an en-suite bathroom, alongside a stylish modern family bathroom.

One of the standout features of this home is the versatile log cabin located in the rear garden. Currently serving as a home office, it is equipped with a sofa, television, and bar, making it an excellent space for relaxation or work. The corner plot provides ample outdoor space, complemented by extended off-road parking for three to four cars and a single garage. Side access to the rear garden includes outdoor power points, ready for a hot tub or additional enhancements.

Conveniently located, this property is just a short drive from Spalding town centre, where you will find a train station, supermarkets such as Sainsbury's, Lidl, and Aldi, as well as various restaurants, doctors, and a hospital. The excellent road links to the A16 connect you to Peterborough, Stamford, Boston, Norfolk, and Lincoln, while the Springfield Garden Outlet Centre is only a ten-minute drive away. This home truly offers a wonderful lifestyle in a vibrant community.



Council Tax Band: D



Entrance Hall

Composite obscured double glazed front door into the entrance hall which has stairs leading off to the first floor accommodation, radiator, power points, telephone point, skimmed and coved ceiling and under stairs storage cupboard.

Lounge

15'0 x 14'3

UPVC double glazed bay window to the front, power point, telephone point, radiator and skimmed and coved ceiling. (Measurements into the bay window).

Kitchen

12'8 x 10'5

UPVC double glazed window to the rear, base and eye level units with worksurface over, sink and drainer with mixer tap over, half sized electric oven with a half sized electric oven and grill above, four burner gas hob, extractor fan, integrated dishwasher, tiled splashback, radiator, power points, skimmed and coved ceiling with inset spotlights and space and points for fridge freezer.

Utility Room

9'4 x 4'7

UPVC double glazed window to the rear, composite obscured double glazed door to the rear, eye level units with worksurface over, space and point for freezer, space and plumbing for washing machine, radiator, power points, skimmed and coved ceiling and loft hatch.

Cloakroom

UPVC obscured double glazed window to the side, WC with push button flush, pedestal wash hand basin with taps over, tiled splashbacks, radiator and skimmed and coved ceiling.

Dining Room

10'6 x 10'5

Double aspect with UPVC double glazed window to the side, UPVC double glazed French doors to the rear, radiator, power points and skimmed and coved ceiling.

Landing

Skimmed and coved ceiling, power points, loft hatch and airing cupboard with shelving.

Bedroom 1

12'4 x 11'6 max

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

Bedroom 1 Ensuite

Separate shower cubicle with a built-in mixer shower with a fixed showerhead and a separate showerhead on a sliding adjustable rail, WC with push button

flush, wash hand basin with taps over, double shaver point, skimmed and coved ceiling with inset spotlights, extractor fan and wall mounted heated towel rail.

Bedroom 2

10'6 x 9'0

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

Bedroom 3

10'4 x 7'4

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

Bedroom 4

8'2 x 7'7

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

Family Bathroom

UPVC obscured double glazed window to the rear, panel bath with mixer taps over, mixer tap shower, pedestal wash hand basin with taps over, push button flush, double shaver point, wall mounted heated towel rail, fully tiled walls, skimmed and coved ceiling with inset spotlights and extractor fan.

Outside

To the outside the property sits on a corner plot, to the side there's a shrub border and it's all low maintenance to the front and side being laid to gravel. There is extended block paved parking for three to four cars which leads to the single garage which has a metal up and over door, there is a storm porch with courtesy lights with side gated access. The rear garden is enclosed by panel fencing, there's an extended patio seating area, raised decking area which comes off the dining/family room, it's all low maintenance being laid to Astroturf, patio and gravel. There are some raised flower beds with railway sleeper borders, shed, outside lights and outside power points. The property had a hot tub a few years ago so the electric is already here.

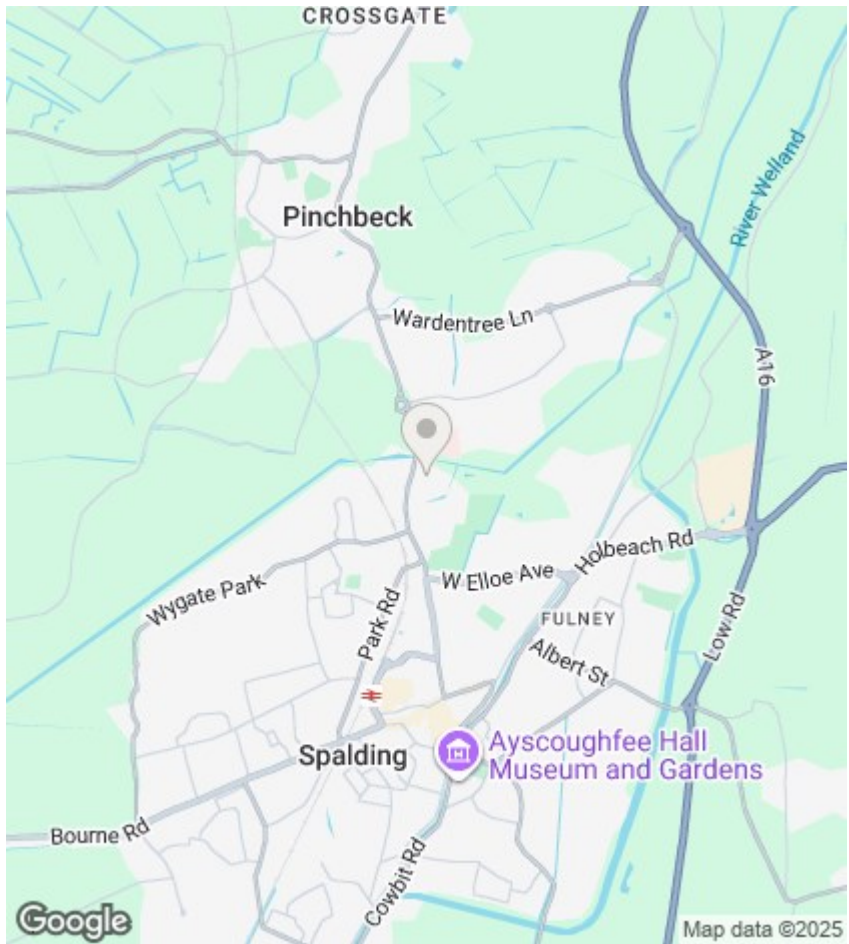
Log Cabin

15'5 x 12'2 max

Power and lighting connected with French doors to the front, window to the front, another window to the side, a bar and seating area with TV.







Viewings

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

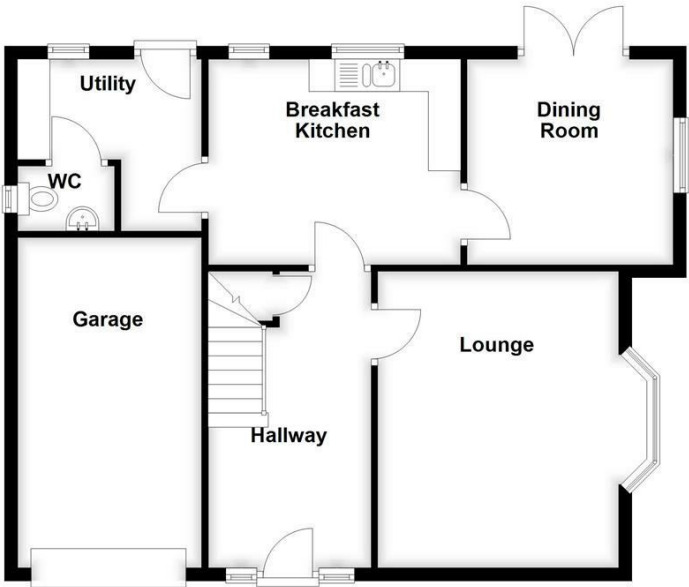
EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	75	
(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

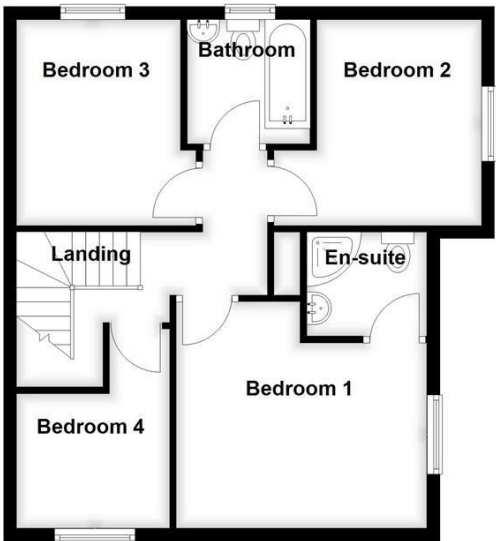
Ground Floor

Approx. 75.6 sq. metres (814.0 sq. feet)



First Floor

Approx. 52.3 sq. metres (563.2 sq. feet)



Total area: approx. 128.0 sq. metres (1377.2 sq. feet)