



BRADLEY JAMES

ESTATE AGENTS



48a Carrington Road, Spalding, Lincolnshire, PE11 1LY

Asking price £135,000

- FULLY RENOVATED IN 2024
- REAR GARDEN
- LOUNGE
- NO MAINTENANCE CHARGES
- MODERN SHOWER ROOM
- SINGLE GARAGE
- BALCONY
- BEDROOM ONE WITH FITTED MODERN BEDROOM FURNITURE
- TWO BEDROOMS
- WALKING DISTANCE TO THREE SHOPS



# 48a Carrington Road, Spalding PE11 1LY

Bradley James is delighted to present this charming TWO BEDROOM top floor flat located on Carrington Road in Spalding, offered for sale with NO CHAIN. This purpose-built flat has been FULLY RENOVATED in 2024, showcasing a modern exterior and interior that is sure to impress. Spanning an impressive 775 square feet, the property features two well-proportioned bedrooms a contemporary shower room, beautiful kitchen and bright lounge making it an ideal choice for first-time buyers or those looking to downsize.

Upon entering, you are greeted by a separate entrance that leads to a welcoming hallway, complete with two storage cupboards and access to the loft. The double-aspect lounge is bathed in natural light, creating a warm and inviting atmosphere. A door from the lounge opens onto your own private balcony, a delightful sun trap perfect for enjoying the outdoors. The modern kitchen, located at the rear, overlooks the garden and the single garage, providing a practical and pleasant cooking space.

The property also benefits from off-road parking for two vehicles, ensuring convenience for residents and guests alike. The garage features a new front door and offers additional storage options, while the rear garden runs along the back of the garage block, providing a lovely outdoor area.

Location is paramount, and this flat does not disappoint. It is within walking distance to three convenience stores, a butcher, a playing green, and a primary school, making daily errands a breeze. The town centre is just a ten-minute walk away, where you will find a variety of restaurants, shops, and a train station, enhancing the appeal of this wonderful home.

This flat is truly turn-key ready, with bedroom one featuring fitted furniture, allowing you to move straight in without the hassle of renovations. Don't miss the opportunity to make this delightful property your new home.



Council Tax Band: A



### Entrance Hall

UPVC double glazed front door into the entrance porch, going through a composite double glazed front door into the entrance hall which has a UPVC double glazed window to the front, electric storage heater, stairs to the first floor flat, the hallway has power points, airing cupboard, storage cupboard, power points, telephone point and loft hatch.

### Lounge

14'0 x 12'0

UPVC double glazed window to the front, UPVC double glazed door going onto the balcony, electric fireplace, power points and TV point.

### Kitchen

11'6 x 10'3

Newly fitted kitchen, double aspect with UPVC double glazed window to the side and rear, base and eye level units with work surface over, sink and drainer with mixer taps over, integrated electric oven and grill with an electric hob and extractor over, integrated bin store, integrated fridge freezer, wall mounted electric heater, tiled splashback and skimmed ceiling with inset spotlights.

### Bedroom 1

11'6 x 10'5

UPVC double glazed window to the rear, fully fitted bedroom furniture including bedside table, dressing table, chest of drawers, wardrobes with shelving and hanging space, power points, vertical electric radiator and another built-in wardrobe.

### Bedroom 2

9'5 x 8'0

UPVC double glazed window to the front, power points, TV point and storage cupboard with shelving.

### Shower Room

Newly fitted shower room, UPVC obscured double glazed window to the side, separate walk in shower and electric shower with a showerhead on a sliding adjustable rail, vanity wash hand basin with mixer tap over, WC with push button flush, all set in storage cupboards beneath and work surface over, wall mounted medicine cabinet with mirrored front, wall mounted heated towel rail and skimmed ceiling.

### Outside

The property has a balcony terrace off of the lounge, has a shared drive which leads to the rear of the flats where there's a garage block, the garage door is dark grey.

### Garage

17'1 x 8'4

Newly fitted garage door which is an up and over with a UPVC obscured double glazed window to the rear. Behind the garage block is your own garden which is laid to gravel, there's a concrete patio seating area and two palm trees.













## 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		
(69-80) C		
(55-68) D	68	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

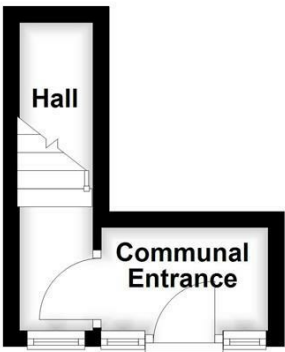
## First Floor

Approx. 61.2 sq. metres (658.7 sq. feet)



## Ground Floor

Approx. 6.3 sq. metres (67.5 sq. feet)



Total area: approx. 67.5 sq. metres (726.2 sq. feet)