



BRADLEY JAMES
ESTATE AGENTS



16 Maple Grove, Spalding, Lincolnshire, PE11 2LE

Asking price £360,000

- FOUR RECEPTION ROOMS
- LOUNGE WITH LOG BURNER
- BUILT IN 1958
- EN-SUITE TO BEDROOM ONE
- WALKING DISTANCE TO PRIMARY AND SECONDARY SCHOOLS
- OPEN PLAN KITCHEN DINER WITH CENTRAL ISLAND AND RANGE COOKER
- SITTING ROOM WITH BAY WINDOW OVERLOOKING THE GREEN TO THE FRONT
- SLATE FLOORING
- SOUGHT AFTER ROAD
- GREAT ROAD LINKS TO A16 AND FIVE MINUTES FROM TRAIN STATION

16 Maple Grove, Spalding PE11 2LE

Bradley James offers for sale this sought after 1950's detached family home which is nestled in the desirable area of Maple Grove, Spalding,. This stunning detached family home, built in 1958, offers a perfect blend of modern living and classic charm. Spanning an impressive 1,600 square feet, the property features four spacious reception rooms, providing ample space for both relaxation and entertainment.

As you enter, you are greeted by a beautiful slate floor that extends across much of the ground floor, enhancing the home's inviting atmosphere. The lounge is a true highlight, featuring a cosy log burner set within a stylish media unit, creating a warm focal point for family gatherings.

The heart of the home is undoubtedly the open-plan kitchen diner, complete with a central island and integrated appliances, ideal for culinary enthusiasts and social gatherings alike. Additionally, the property boasts a study, a sitting room with a charming bay window overlooking the green, and a family room, ensuring that there is a space for everyone.

Upstairs, you will find four well-proportioned bedrooms, including a master suite with an en-suite bathroom. A modern family bathroom serves the remaining three bedrooms, providing convenience for all.

Outside, the property offers off-road parking and side gated access to the rear garden, perfect for outdoor activities and family enjoyment.

The location is particularly appealing, being within walking distance to a local primary school and two secondary schools, making it ideal for families.

The town centre is just a five-minute drive away, offering a wealth of amenities and a train station for easy commuting. With excellent road links to the A16, connecting you to Peterborough, Norfolk, and Lincoln, this home truly has it all.

This property is a must-see for anyone seeking a spacious and well-appointed family home in a sought-after location.



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, slate flooring, radiator, power points and skimmed ceiling with inset spotlights.

Sitting Room

14'6 x 10'6

UPVC double glazed bay window to the front overlooking the green, radiator, power points, TV point, decorative fireplace, picture rail and skimmed ceiling with inset spotlights. (Measurements not into the bay window).

Study

9'7 x 9'5

Door leading through to the lounge, single glazed leaded obscured stained glass window going into the lounge, slate flooring, vertical wall mounted radiator, power points, skimmed ceiling with inset spotlights and under stairs storage cupboard.

Lounge

19'0 x 12'0

Double aspect with UPVC double glazed window to the side, UPVC double glazed French doors to the rear garden, radiator, power point, TV point, log burner, inset shelving, feature log storage and skimmed ceiling with inset spotlights.

Family Room

13'1 x 10'2

UPVC double glazed window to the front overlooking the green, slate flooring, vertical wall mounted radiator, power points and skimmed ceiling.

Cloakroom

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

Kitchen Diner

21'3 x 14'1 x 8'6

UPVC double glazed window to the rear, UPVC double glazed French doors to the rear, base and eye level units with solid woodwork surface over, double range with double oven and a five burner gas hob with extractor over, Belfast sink with mixer taps over, integrated dishwasher, space and plumbing for washing machine, integrated fridge, integrated fridge freezer, integrated tumble dryer, centre island, slate flooring, vertical wall mounted radiator, telephone points, power points and skimmed ceiling with inset spotlights.

Landing

Loft hatch and skimmed ceiling with inset spotlights.

Bedroom 1

14'7 x 10'1

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

Bedroom 1 En-suite

UPVC double glazed window to the rear, separate shower cubicle with a built-in mixer shower, vanity wash hand basin with mixer taps over and storage cupboard beneath, WC with push button flush, heated towel rail, skimmed ceiling with inset spotlights and extractor fan.

Bedroom 2

12'1 x 10'7

UPVC double glazed window to the front overlooking the green, radiator, power points and skimmed ceiling with inset spotlights.

Bedroom 3

11'8 x 9'5

UPVC double glazed window to the rear, radiator, power points and skimmed ceiling with inset spotlights.

Bedroom 4

7'7 x 7'5

UPVC double glazed window to the front overlooking the green, radiator, power points, skimmed ceiling with inset spotlights and a built-in single wardrobe. (Measurements not into the single wardrobe).

Bathroom

UPVC obscured double glazed window to the rear, panel bath with side mounted mixer taps over, built in mixer shower with glass shower screen, heated towel rail, wash hand basin with mixer taps over, WC with push button flush, skimmed ceiling with inset spotlights, airing cupboard with tank and wall mounted gas boiler.

Outside

There's a low-level brick wall which can be knocked down to create further off road parking if needed. The front garden is laid to lawn with block paved off road parking and a storm porch with inset spotlights above. There is side gated access leading through to the rear garden, which is enclosed by panel fencing, decking seating area spanning across the whole of the rear property, the rest is laid to lawn with slate chipping borders and a variety of trees and shrubs, outside hot and cold tap, outside power points and light.







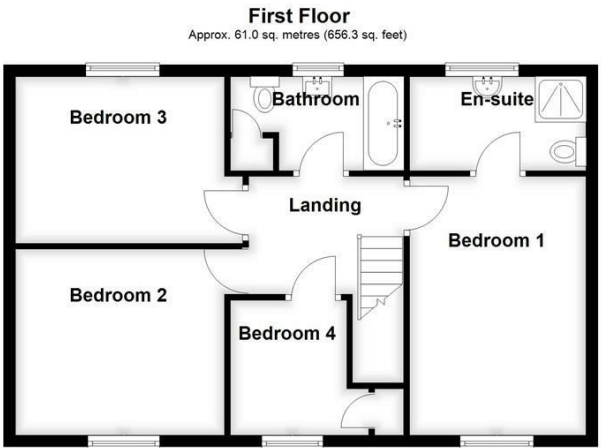
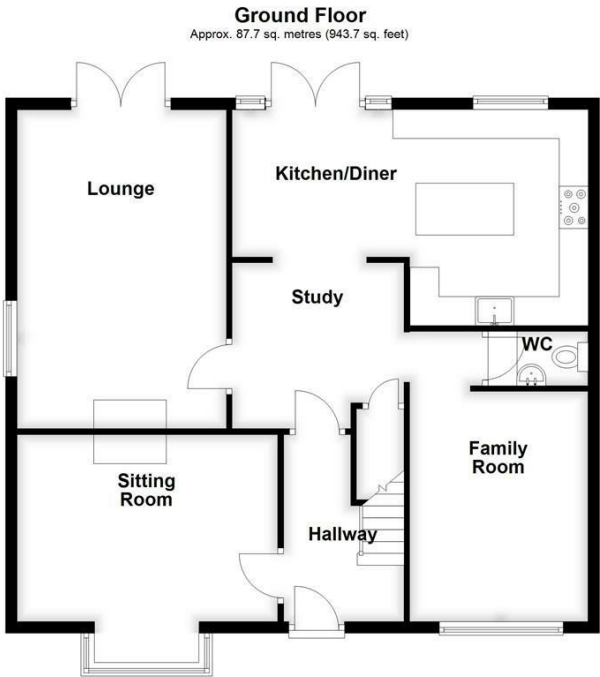
Viewings

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		
(69-80) C	69	77
(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	



Total area: approx. 148.6 sq. metres (1600.0 sq. feet)