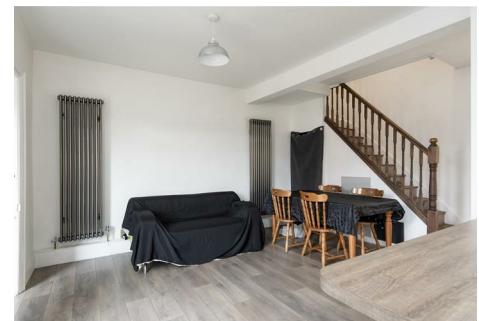




BRADLEY JAMES

ESTATE AGENTS



60 St. Johns Road, Spalding, PE11 1JD

Asking price £245,000

- OPEN PLAN KITCHEN DINER, FAMILY ROOM
- DOUBLE ASPECT BAY FRONTED LOUNGE
- UTILITY ROOM
- CLASSIC BATHROOM DESIGN
- AROUND THE CORNER FROM A PRIMARY SCHOOL
- INTEGRATED APPLIANCES
- SPACE FOR LOG BURNER IN THE LOUNGE
- THREE BEDROOMS
- OFF ROAD PARKING TO THE FRONT AND SIDE
- WALKING DISTANCE TO LOCAL SHOPS

# 60 St. Johns Road, Spalding PE11 1JD

Bradley James is pleased to offer for sale St. Johns Road, Spalding. This stunning detached older-style family home offers a perfect blend of character and modern living. With spacious accommodation throughout, this property is ideal for families seeking comfort and convenience.

Upon entering, you are greeted by a separate entrance hall that leads to an impressive open-plan kitchen diner, family room. This delightful space features a beautifully integrated kitchen, complete with two wine coolers, a double oven, four induction hobs, and two gas hobs, making it a dream for any culinary enthusiast. The breakfast bar enhances the social atmosphere, while two sets of French doors invite you to the rear garden, seamlessly connecting indoor and outdoor living. A utility room off the kitchen adds practicality to the layout, ensuring that daily chores are easily managed.

The double-aspect bay-fronted lounge provides a cosy retreat, with ample space for a log burner, perfect for those chilly evenings. Ascending to the first floor, a spacious landing leads to three well-proportioned bedrooms, with the master bedroom benefiting from built-in wardrobes. A three-piece bathroom suite serves the bedrooms, ensuring convenience for the whole family.

Externally, the property boasts off-road parking to the front and side, with side gated access leading to a low-maintenance rear garden. This outdoor space allows you to enjoy your weekends without the hassle of extensive upkeep, and a shed offers potential for conversion into a charming summer house.

Situated within walking distance to a primary school, local shops, and a butcher, this home is perfectly positioned for family life. The town centre is just a ten-minute walk or a three-minute drive away, where you will find a variety of shops, supermarkets, restaurants, and a train station. This property truly represents an exceptional opportunity for those looking to settle in a vibrant community.



Council Tax Band: C



## Entrance

7'2 x 5'1

Front door with obscured single glazed window to the front into the entrance, wooden single glazed window to the front, radiator, power points and an internal lockable door going through to the open plan kitchen diner/family room.

## Kitchen Diner/Family Room

22'6 x 13'7 x 11'8 max

Two UPVC double glazed French doors to the rear garden, high gloss base and eye level units with work surface over, sink and drainer with mixer taps over, integrated double electric oven and grill with induction hob and a separate two burner gas hob above with extractor and inset spotlights, integrated fridge, integrated freezer, integrated dishwasher, inset kickboard lighting, two integrated wine coolers, vertical wall mounted radiators, breakfast bar, power points, stairs leading off to the first floor accommodation and an entrance to the utility room.

## Utility Room

8'0 x 5'8

UPVC double glazed window to the side, UPVC obscured double glazed door to the side going onto the rear garden, base and eye level units with work surface over, sink and drainer with mixer taps over, space and point for fridge freezer, space and plumbing for washing machine, wall mounted gas boiler housed in the kitchen cupboard, tiled splashback, radiator and power points.

## Lounge

14'0 x 12'0

Double aspect with a UPVC double glazed bay window to the front and UPVC double glazed window to the side, radiator, vertical wall mounted radiator, power points and fireplace.

## Landing

UPVC double glazed window to the side, loft hatch (the loft isn't boarded and has no loft ladder), picture rail, fuse box and power points.

## Bathroom

UPVC obscured double glazed window to the side, panel bath with side mounted telephone style mixer taps over with a handheld showerhead, built-in mixer shower over with a fixed showerhead, pedestal wash hand basin with taps over, WC, extractor fan and wall mounted heated towel rail.

## Bedroom 1

13'8 x 12'0

UPVC double glazed window to the front, radiator, power points and built-in wardrobes with shelving and hanging space. (Measurements into the built-in wardrobes).

## Bedroom 2

11'7 x 10'7

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

## Bedroom 3

10'0 x 7'3 max

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

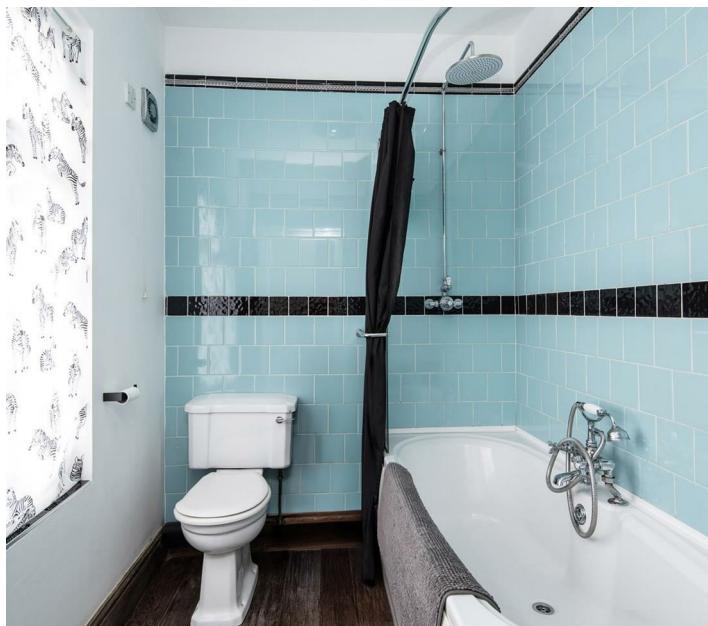
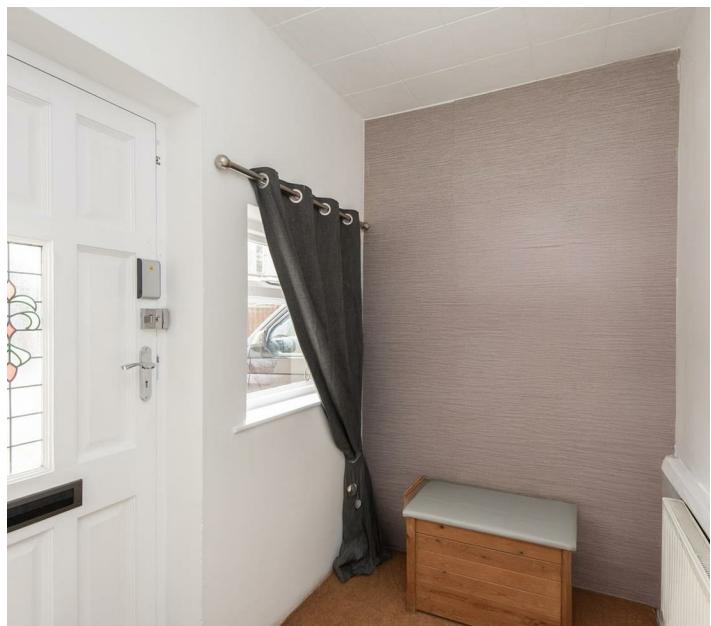
## Outside

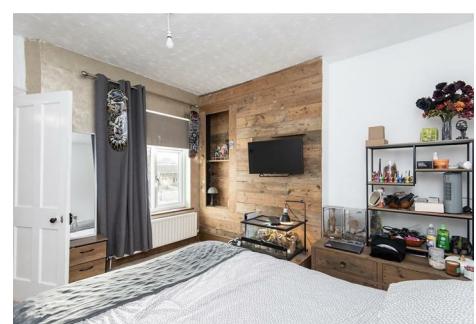
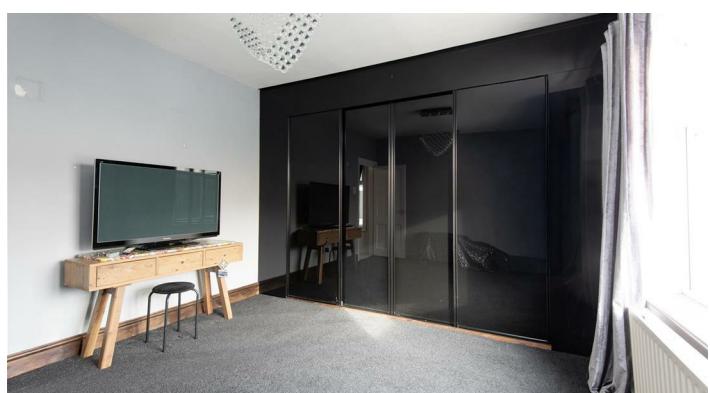
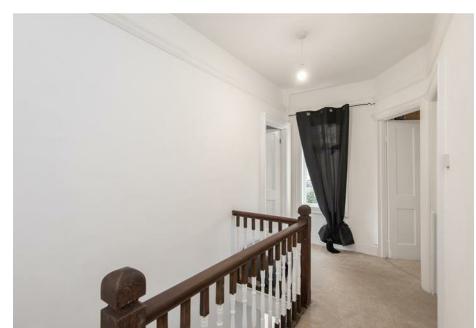
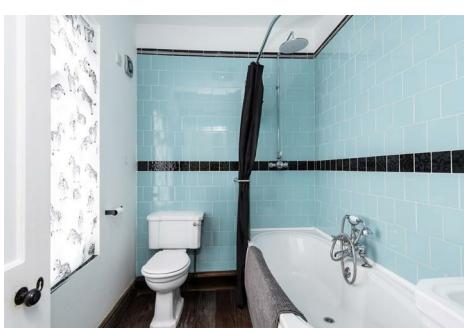
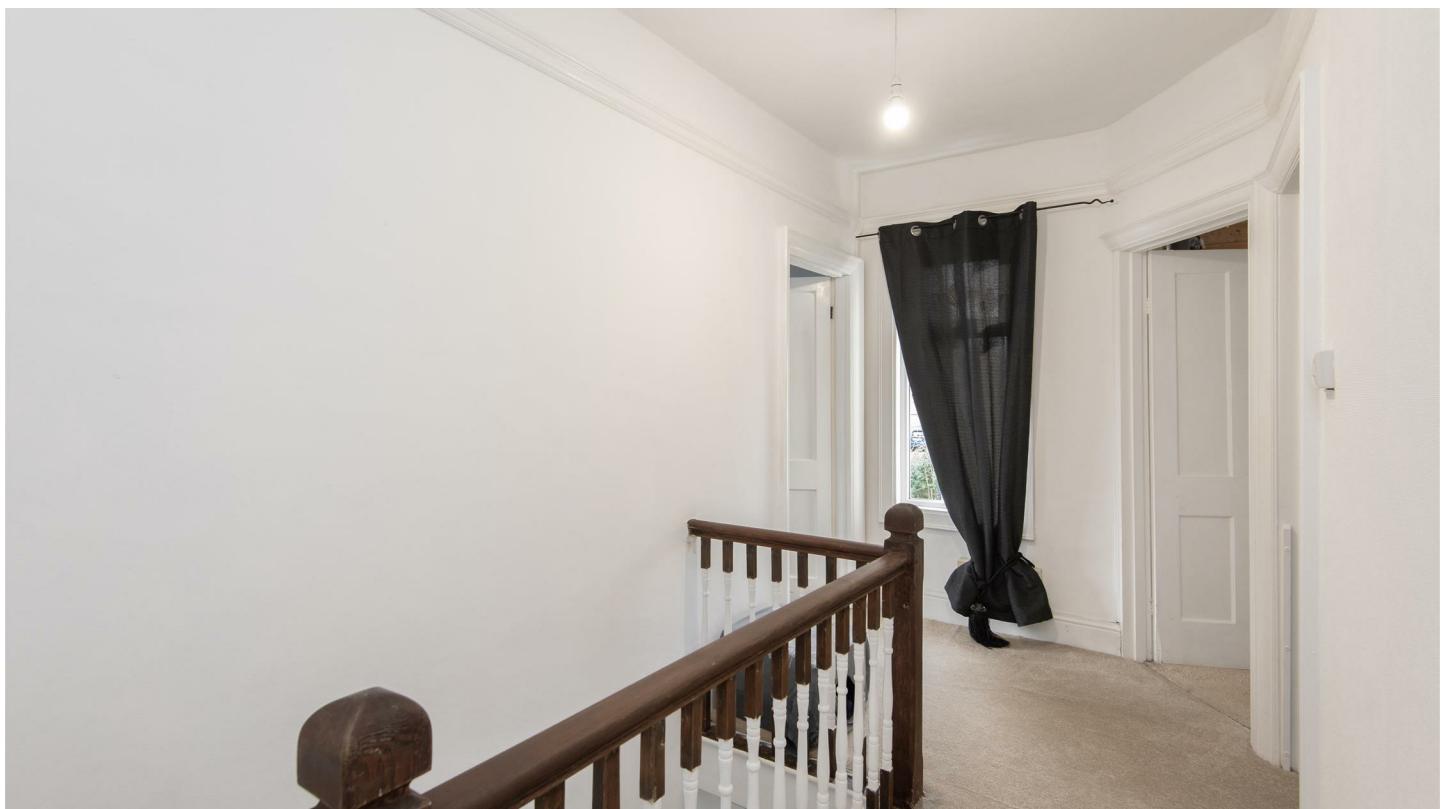
To the front there's fencing which carries on to the side, this opens up to the off-road parking which is also to the front and side, this is laid to concrete and gravel, there's some shrub boarders and side gated access. The rear garden is enclosed by panel fencing and a rendered wall, it is mostly low maintenance with a small grass area and the rest is laid to gravel and patio, outside lights, a raised patio seating area in the corner and a summerhouse.

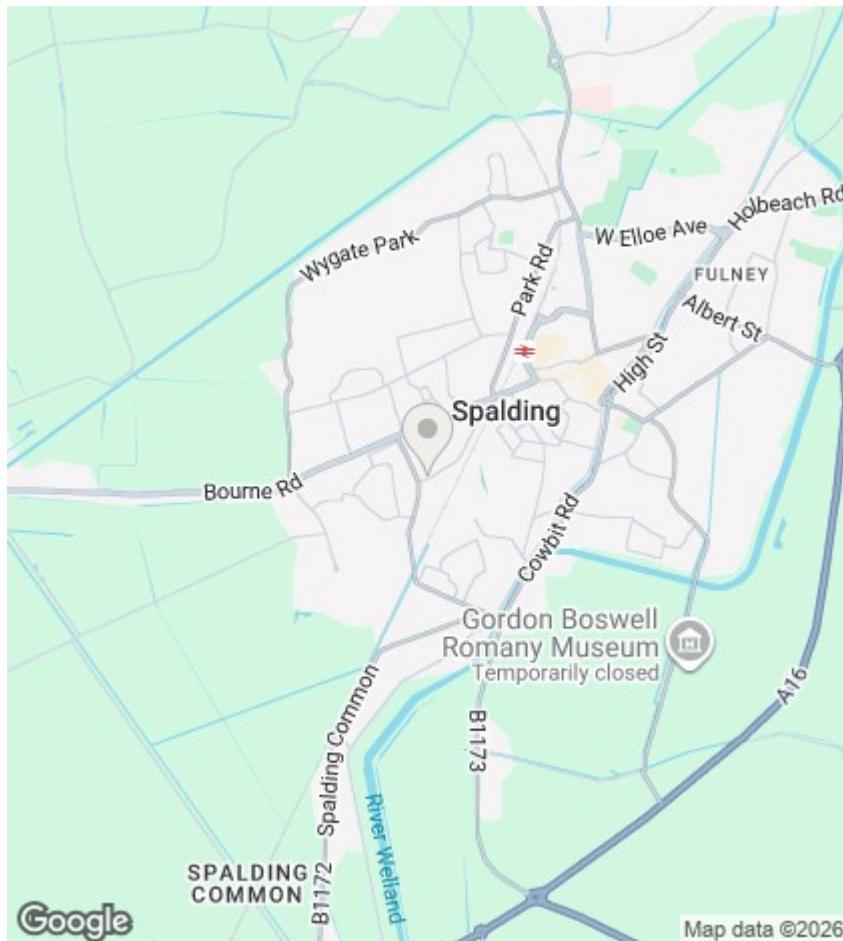
## Summerhouse

12'3 x 9'6

Two UPVC double glazed windows to the front and a large UPVC double glazed window to the side.







## Viewings

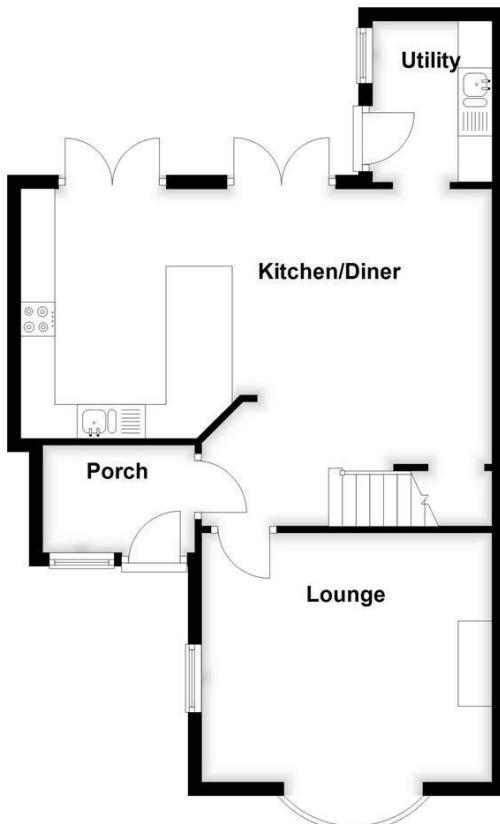
Viewings by arrangement only. Call 01775 233130 to make an appointment.

## EPC Rating:

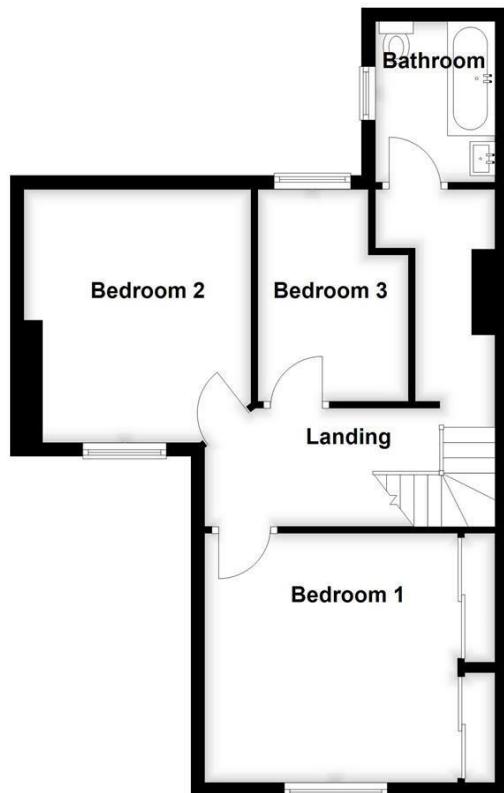
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive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

**Ground Floor**  
Approx. 55.5 sq. metres (597.1 sq. feet)



**First Floor**  
Approx. 51.2 sq. metres (550.8 sq. feet)



Total area: approx. 106.6 sq. metres (1147.9 sq. feet)