



BRADLEY JAMES

ESTATE AGENTS



23 Aalsmeer Rise, Spalding, PE11 3JD

Asking price £225,000

- NO CHAIN
- LOUNGE
- UTILITY ROOM
- BEDROOM ONE WITH FITTED WARDROBES
- SINGLE GARAGE
- EXTENDED TO THE REAR
- KITCHEN DINER
- DOWNSTAIRS SHOWER ROOM AND UPSTAIRS BATHROOM
- OFF ROAD PARKING FOR FOUR
- WALKING DISTANCE TO PRIMARY SCHOOL

23 Aalsmeer Rise, Spalding PE11 3JD

Located down Aalsmeer Rise, Spalding, this charming link-detached family home offers a perfect blend of comfort and convenience. With NO CHAIN, this property is ready for you to move in and make it your own. The home has been thoughtfully EXTENDED to the rear, providing a spacious utility room and a convenient downstairs shower room, ideal for family living.

Upon entering, you are welcomed by an inviting entrance hall that leads to a cosy lounge, perfect for relaxation. The open-plan kitchen diner at the rear is a delightful space for family meals and entertaining, seamlessly connecting to the utility room and shower room. A door from the utility room grants easy access to the rear garden, enhancing the flow of indoor-outdoor living.

Upstairs, you will find three well-proportioned bedrooms, with the master bedroom featuring modern wardrobes that are included in the sale. The family bathroom suite completes the upper level, providing essential amenities for daily life.

Externally, the property boasts off-road parking for up to four cars, leading to a single garage, ensuring ample space for vehicles and storage. The side gated access to the rear garden offers a private outdoor space for relaxation and play.

This home is ideally located within walking distance to local green spaces and a primary school, making it perfect for families. Additionally, two shops are just a short 10-minute walk or a quick 2-minute drive away, while the town centre, complete with train and bus stations, is conveniently located just a 5-minute drive from your doorstep.

This property presents an excellent opportunity for those seeking a family home in a friendly community. Don't miss your chance to view this delightful residence.



Council Tax Band: B



Entrance Hall

UPVC obscured double glazed window and door to the front going into the entrance hall which has stairs leading off to the first floor accommodation, radiator, power point, telephone point, under stairs storage cupboard and thermostat control.

Lounge

14'8 x 12'0

Double aspect with a UPVC double glazed window to the front and side, radiator, power points, TV point and gas fireplace.

Kitchen Diner

18'1 x 9'8

Double aspect with a 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, space and point for freestanding cooker, space and plumbing for dishwasher, space and point for fridge, radiator, power points and TV point.

Utility Room

9'8 x 5'7 max

UPVC double glazed window to the side, UPVC obscured double glazed door to the side, base units with work surface over, space and plumbing for washing machine, tiled floor, radiator, power points, storage cupboard and a door to the downstairs shower room.

Downstairs Shower Room

UPVC obscured double glazed window to the rear, separate shower cubicle which is fully tiled with a electric shower and bi-folding shower screen, wash hand basin with taps over, WC, wall mounted heated towel rail, tiled splashback, tiled floor and extractor fan.

Landing

UPVC obscured double glazed window to the side, power points and loft hatch.

Bathroom

UPVC obscured double glazed window to the rear, panel bath with taps over, pedestal wash hand basin with taps over, WC, radiator, double shaver point and extractor fan.

Bedroom 1

15'0 x 10'0

UPVC double glazed window to the front, built-in wardrobes with shelving and hanging space with storage cupboards above, inset bedside cabinets, radiator and power points.

Bedroom 2

10'5 x 9'8

UPVC double glazed window to the rear, radiator, power points and TV point.

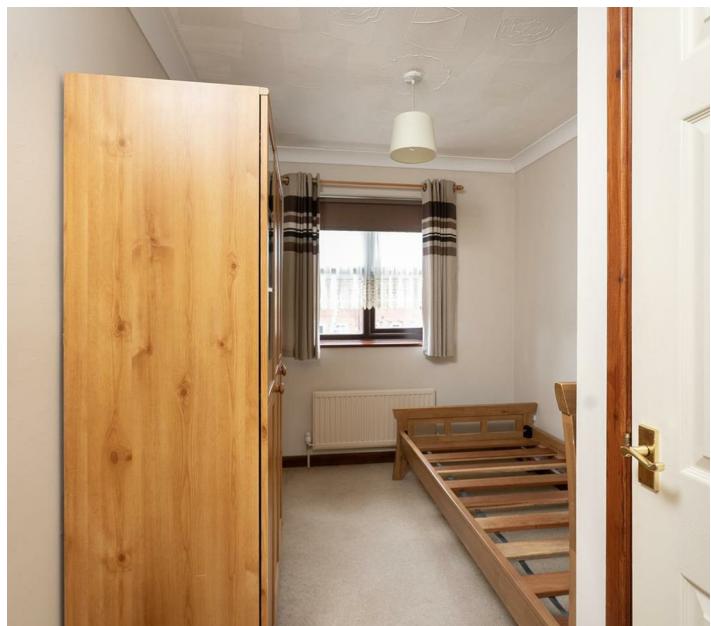
Bedroom 3

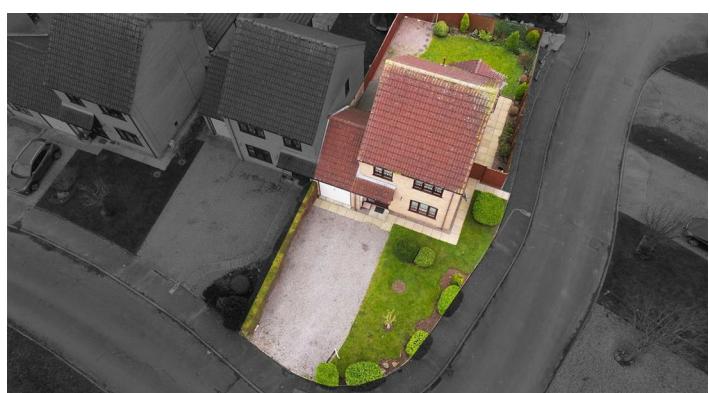
11'0 x 7'8 max

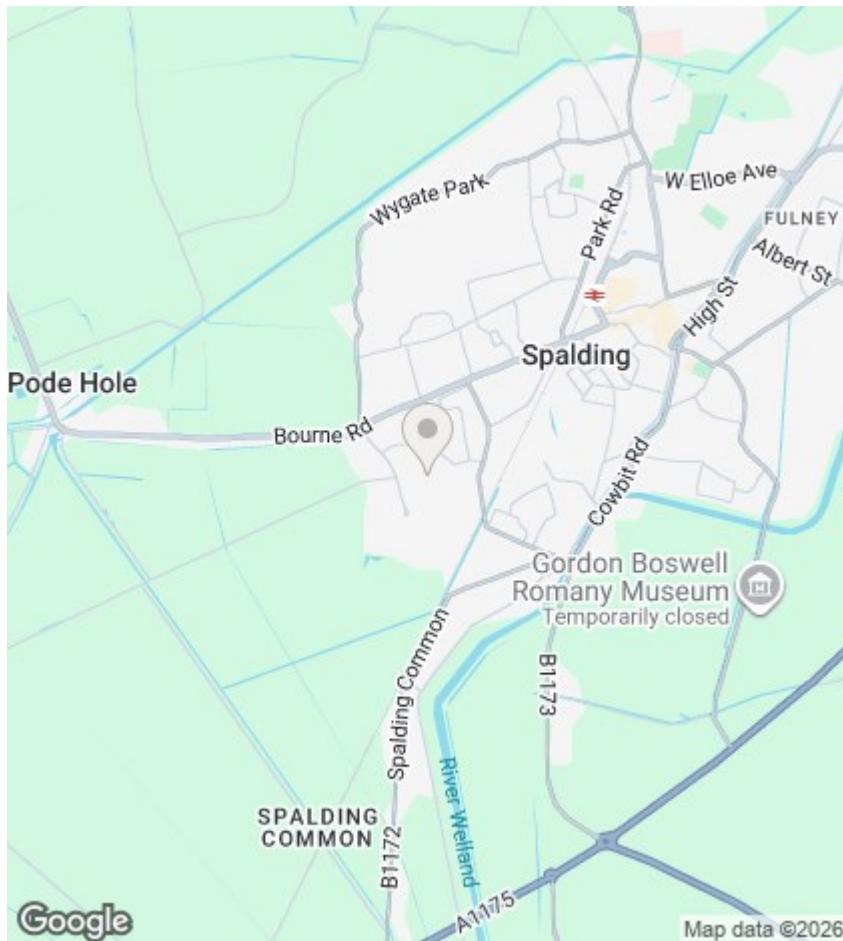
UPVC double glazed window to the front, radiator, power points and airing cupboard.

Outside

To the outside it's a generous front plot with a side lawn area which can be extended for more off-road parking if needed. There's currently space for four off-road parking spaces which leads to the single garage which has metal up and over door, power and lighting connected and a wall mounted gas boiler. There is side gated access leading to the rear garden which is enclosed by panel fencing, laid to lawn, an extended patio seating area, outside light and shed.







Viewings

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

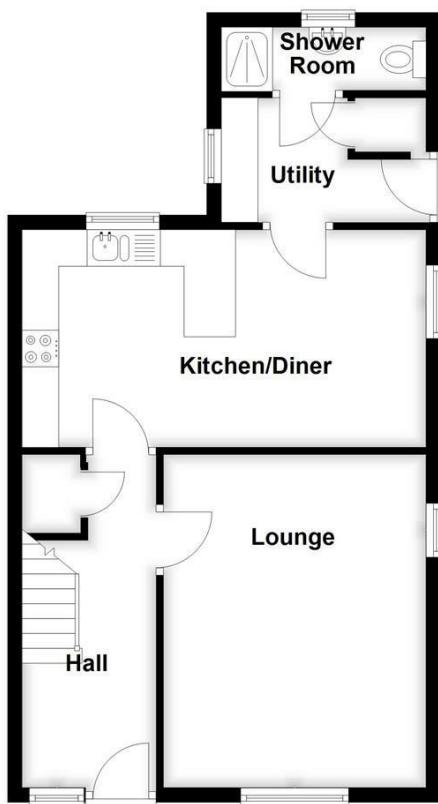
EPC Rating:

D

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

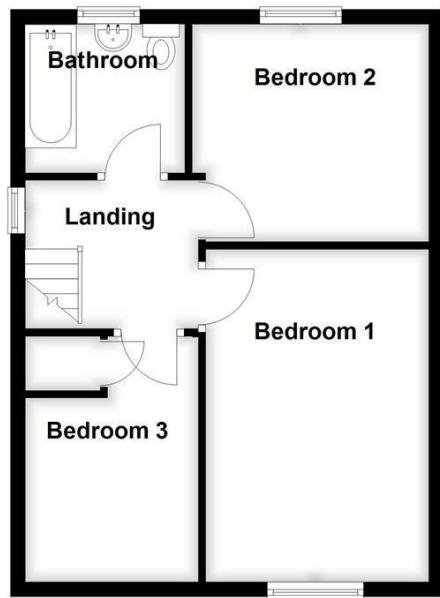
Ground Floor

Approx. 49.7 sq. metres (535.0 sq. feet)



First Floor

Approx. 41.9 sq. metres (451.1 sq. feet)



Total area: approx. 91.6 sq. metres (986.1 sq. feet)