



5 WEST PARADE SPALDING, PE11 1HD

£225,000
FREEHOLD

Welcome to this charming detached house located on West Parade in Spalding! This property boasts two reception rooms, two cosy bedrooms, and a well-maintained bathroom, offering a comfortable living space for you and your family.

With a generous 1,238 sq ft of space, this house provides ample room for all your needs. The property features a single garage and parking for three vehicles, ensuring convenience and ease for your daily routines.

One of the highlights of this lovely home is its amazing garden, perfect for relaxing in the fresh air or hosting gatherings with friends and family. The enclosed rear garden offers privacy and a safe space for children or pets to play.



5 WEST PARADE

- Ample off road parking
- Close to local amenities
- Immaculate rear garden
- UPVC Double Glazing
- Gas Central Heating
- Single Garage
- Two Reception Rooms
- Downstairs WC and Boiler Room
- Call Today



Summary

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Situated close to the town, you'll have easy access to local amenities, shops, and restaurants, making daily errands a breeze. Additionally, the property offers ample off-road parking, eliminating any worries about finding a parking spot after a long day out.

Don't miss the opportunity to own this delightful property in a desirable location. Book a viewing today and envision the wonderful lifestyle that awaits you at this West Parade gem!

Hallway

Stairs leading off to the first floor accommodation, UPVC double glazed window to the side, radiator, power points, understairs storage cupboard, telephone point.

Lounge

UPVC double glazed box bay window to the front, radiator, power points, picture rail.

Dining Room

UPVC double glazed French doors to the rear, radiator, power points, serving hatch, picture rail.

Utility Room

UPVC obscured double glazed window to the side, Worcester Bosch wall mounted boiler, sink with taps over and tiled splash backs.

WC

UPVC obscured double glazed window to the side, W.C.

Kitchen

Archway leading through to a breakfast area, two UPVC double glazed windows to the side, UPVC double glazed window to the rear, UPVC obscured double glazed door to the rear, newly installed doors to the base and eye level units, work surface, sink and drainer with a mixer tap over, space and point for a free standing cooker, space and plumbing for a washing machine, space and point for a fridge.

Garage

Up and over door, door.

Landing

Bedroom 1

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

Bedroom 2

UPVC double glazed window to the rear, radiator, power points, built-in wardrobe, picture rail.

Bathroom

UPVC double glazed window to the rear, bath with a mixer tap and a mixer tap shower over, W.C with a push button flush, pedestal washbasin with taps over, tiled splash backs, airing cupboard, picture rail.

Exterior

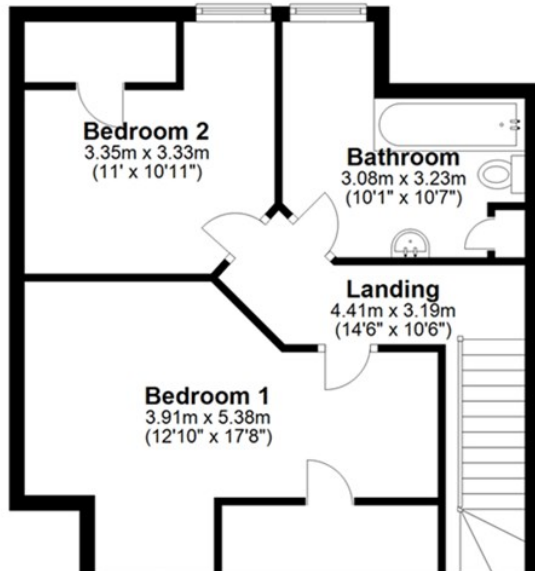
The property is situated on a generous plot, with gravelled off road parking to front and side leading to single garage. The rear garden is incredibly well maintained being mainly laid to lawn, with two garden shed and fully enclosed.



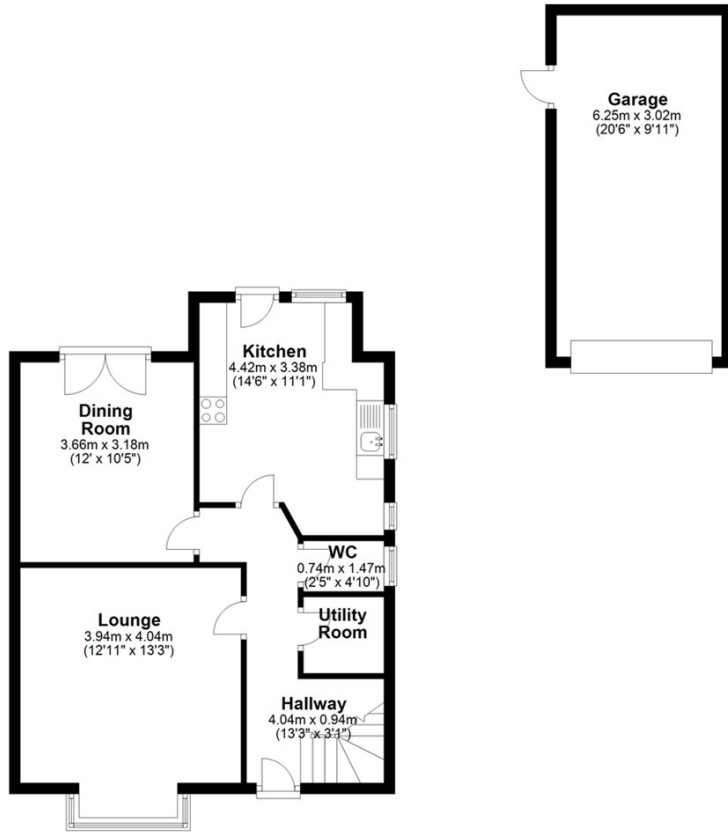
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First Floor
Approx. 45.9 sq. metres (494.4 sq. feet)



Ground Floor
Approx. 73.4 sq. metres (790.1 sq. feet)



Total area: approx. 119.3 sq. metres (1284.5 sq. feet)
(west parade



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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