



## 66 PARK AVENUE SPALDING, PE11 1QX

**GUIDE PRICE £350,000 - £365,000**  
**FREEHOLD**

Welcome to this stunning detached house located on Park Avenue in the charming town of Spalding. This property boasts three reception rooms, perfect for entertaining guests or simply relaxing with your family. With four spacious bedrooms and three modern bathrooms, there is plenty of room for everyone in the household.

As you step inside, you'll be greeted by 1,605 sq ft of beautifully designed living space. The property features a modern open plan kitchen/diner, ideal for hosting dinner parties or enjoying casual family meals. The kitchen is sure to impress even the most discerning chef.

One of the highlights of this property is the en-suite bathroom attached to the master bedroom, providing a touch of luxury and convenience. Additionally, the master bedroom includes a dressing room, offering ample storage space for your wardrobe and accessories.

# 66 PARK AVENUE

• STUNNING MODERN PROPERTY • IMMACULATELY PRESENTED • 4 DOUBLE BEDROOMS • ENSUITE TO MASTER • LARGE WORKSHOP/SHED IN GARDEN • AMPLE OFF ROAD PARKING • OPEN PLAN KITCHEN/DINER • DRESSING ROOM TO MASTER BEDROOM • LARGE UTILITY ROOM/PANTRY • CALL TODAY

## Summary

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Outside, you'll find parking for three vehicles, ensuring that you and your guests always have a place to park. The enclosed rear garden provides a private outdoor space where you can relax and unwind.

This property is offered at a guide price of £350,000 to £365,000, making it a fantastic opportunity to own a beautiful home in a desirable location. Don't miss out on the chance to make this house your own and

enjoy the wonderful lifestyle it has to offer. Contact us today to arrange a viewing and start envisioning your future in this lovely home on Park Avenue.

## Hallway

Welcome to this beautifully presented entrance hall, the perfect introduction to a warm and inviting family home. The space exudes elegance with its tasteful décor, offering a seamless blend of style and comfort. Rich hardwood flooring runs throughout, providing a sense of timeless sophistication while being both durable and easy to maintain—ideal for family living. With ample space to greet guests, this entrance hall sets the tone for the rest of the home, offering a true sense of arrival.

## Kitchen/Diner

Step into this stunning open-plan modern kitchen diner, the heart of this family home. Beautifully decorated with a contemporary flair, the space combines style and functionality, featuring sleek hardwood flooring that adds warmth and durability. The kitchen is fully equipped with high-end integrated appliances, seamlessly built into the design, making it perfect for both everyday meals and entertaining guests. The spacious dining area flows effortlessly, creating a bright and welcoming environment ideal for family gatherings and social occasions.

## Conservatory

Bright and airy, this delightful conservatory offers the perfect extension to the living space of this family home. Flooded with natural light, the room provides a tranquil

spot to relax, unwind, or enjoy the surrounding views of the garden. With its versatile design, the conservatory can be used as a cosy sitting area, a home office, or a playroom, making it a flexible addition to family living. Whether soaking up the sunshine or enjoying the outdoors from the comfort of indoors, this space adds both charm and functionality to the home.

## Lounge

This spacious and beautifully decorated family lounge is designed for both comfort and style, making it the ideal gathering space for relaxing and entertaining. The room features bi-fold doors that seamlessly open into the modern kitchen diner, creating a flexible open-plan layout perfect for family living. The connection between the lounge and kitchen allows for effortless flow, making it easy to host guests or keep an eye on the kids while cooking. With its warm and inviting atmosphere, this lounge is truly the heart of the home.

## Office

This versatile room offers the perfect space for a home office, providing a quiet and private environment ideal for working from home. With ample natural light and a well-proportioned layout, it's the perfect setting for productivity and focus.

## Utility/Pantry

A fully renovated utility room/pantry offers a perfect blend of functionality and style. With modern cabinetry, ample shelving, and sleek countertops, it provides plenty of storage for household essentials, groceries, and cleaning supplies. Upgraded

appliances, including a washer and dryer, ensure efficiency, while the thoughtful layout enhances workflow. Durable flooring and fresh, neutral paint create a clean, inviting space that is as practical as it is aesthetically pleasing. Ideal for both laundry tasks and pantry organization.

## WC

Stylish downstairs WC, designed for both functionality and aesthetics. Featuring sleek, contemporary fixtures and a minimalist design, this space offers a fresh and inviting atmosphere.

## Storage

Up and over door.

## Bedroom 1

Master bedroom, immaculately presented, with ensuite shower room and walk in dressing room.

## Dressing Room

Luxury, dressing room located off the master bedroom you will never be short of wardrobe space again!

## En-suite Shower Room

Step into this luxurious modern ensuite shower room, where style meets practicality. The spacious walk-in shower features a sleek glass enclosure and a rainfall showerhead, creating a spa-like experience. Contemporary fixtures and clean lines are complemented by elegant tiling, adding a touch of sophistication. A stylish vanity with ample storage and a large mirror enhances the functionality of the space, while soft lighting sets a

relaxing mood. This ensuite shower room is the perfect retreat for relaxation and rejuvenation, offering both comfort and modern design.

## Bedroom 2

Double bedroom 2, well decorated with window overlooking enclosed rear garden.

## Bathroom

Discover the perfect blend of style and functionality in this modern family bathroom. Designed with everyday needs in mind, it features a spacious layout that includes a sleek bathtub, ideal for relaxing soaks after a long day. The contemporary toilet and elegant sink are complemented by stylish fixtures, creating a cohesive look throughout the space. A generous storage closet provides ample room for all your essentials, keeping the area clutter-free and organized. With its clean lines, neutral color palette, and thoughtful design, this family bathroom offers a welcoming retreat for the whole family, combining comfort and practicality seamlessly.

## Bedroom 3

Window to rear, door to:

## Bedroom 4

Window to front, door to:

## Landing

# 66 PARK AVENUE





SEDGE

Your Local Property Experts

## 66 PARK AVENUE

### ADDITIONAL INFORMATION

**Local Authority** – South Holland

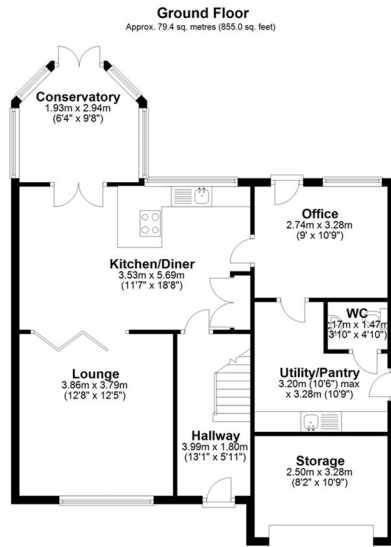
**Council Tax** – Band C

**Viewings** – By Appointment Only

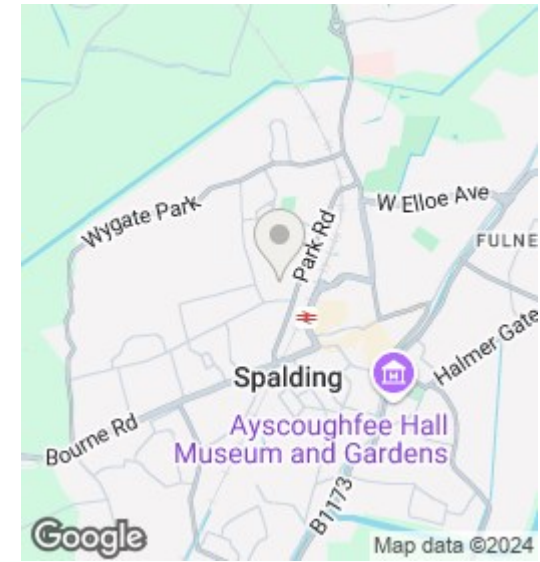
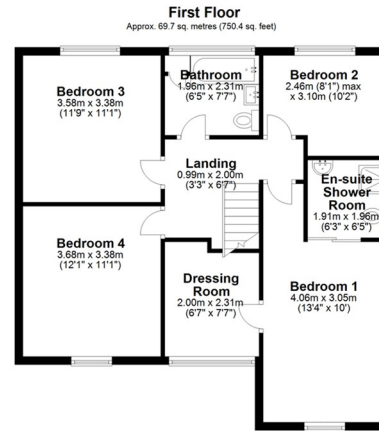
**Floor Area** – 1605.00 sq ft

**Tenure** – Freehold





Total area: approx. 149.1 sq. metres (1605.4 sq. feet)  
**66 park av**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	75	83
<b>England &amp; Wales</b>	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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