

## 5 AALSMEER RISE SPALDING, PE11 3JD

**£245,000**  
**FREEHOLD**

This spacious detached family home offers excellent potential and is ready for a new owner to add their own personal touch. In need of some refurbishment, the property provides generous living space, an integral garage, and the added benefit of a large detached garage. Outside, the substantial enclosed rear garden and expansive driveway offer ample outdoor space and parking options. The condition of the property is reflected in the competitive asking price, making it an ideal opportunity for buyers seeking a project with great potential.





# 5 AALSMEER RISE

- Spacious detached family
- Integral garage and a detached garage
- Expansive enclosed rear garden
- Generous driveway
- Lounge
- Dining room
- Three well-proportioned bedrooms
- Ground floor WC
- Family bathroom
- Chain Free



## Hallway

A welcoming entrance hallway offering access to the main living areas and staircase. The space has potential for coat and shoe storage, adding to its functionality.

## Kitchen

The kitchen offers a functional layout with ample space for units and appliances. Although requiring some updating, it provides an excellent foundation for creating a modern and stylish culinary space. A large window allows natural light to brighten the room.

## Lounge

The generously sized lounge offers a versatile living area with space for both seating and entertainment. Dual aspect windows allow for plenty of natural light, creating a bright and airy feel. With a little renovation, this could become the perfect family hub.

## WC

A compact but practical ground floor WC, ideal for guests and day-to-day convenience.

## Dining Room

Located off the lounge, the dining room offers a versatile space perfect for family meals or entertaining. Double doors lead directly to the rear garden, creating a seamless indoor-outdoor flow, ideal for summer gatherings and alfresco dining. The garden views also add a pleasant, airy feel to the room.

## Bedroom 1

The exceptionally large main bedroom spans the depth of the property, offering flexibility for a sleeping area and additional space for a dressing area or seating. Dual windows allow for plenty of natural light.

## Bedroom 2

A comfortable double bedroom with ample space for furniture. The window overlooks the rear garden, creating a peaceful and private feel.

## Bedroom 3

A well-proportioned bedroom that would make an ideal child's room, guest bedroom, or home office.

## Bathroom

The family bathroom offers space for a bath, sink, shower and WC. While in need of modernization, it has the potential to become a stylish and functional space.

## Garages & Outdoor Space

Garages & Outdoor Space

Integral Garage – 5.08m x 3.02m (16'8" x 9'11")

Directly accessible from the property, the integral garage provides secure parking and storage. It offers scope for conversion into additional living space, subject to planning permission.

Detached Garage

A large, separate garage offering extensive storage or workshop potential. Its size makes it ideal for car enthusiasts, hobbyists, or those in need of additional space.

Rear Garden

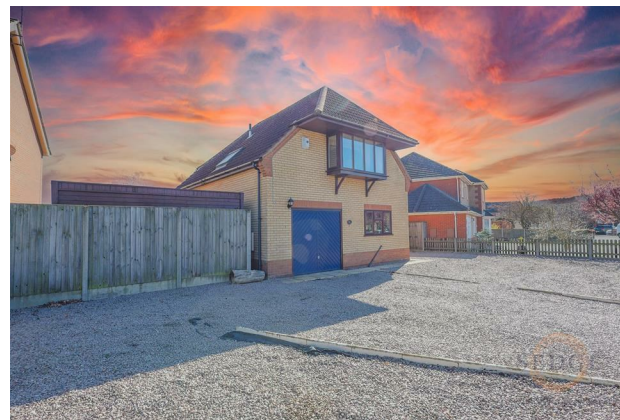
The substantial, enclosed rear garden offers a blank canvas for landscaping. With ample lawn and patio areas, it provides plenty of space for family activities, outdoor dining, or future garden projects.

Driveway

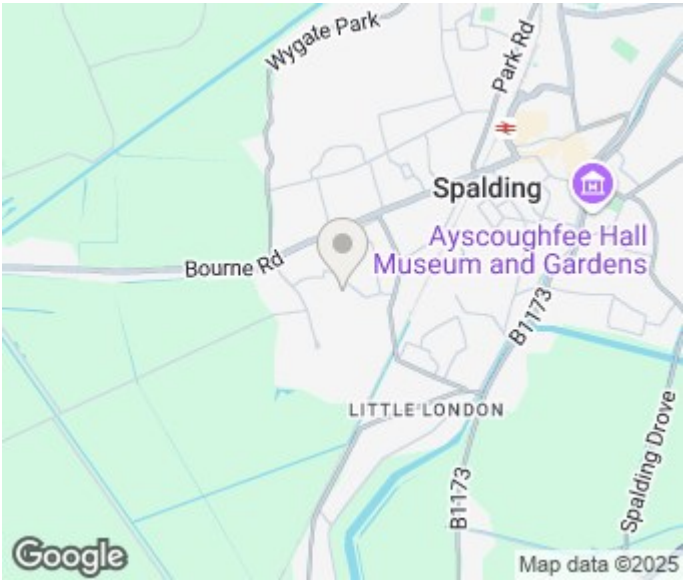
The expansive driveway provides generous off-road parking, making it perfect for multiple vehicles, including caravans or trailers.



## 5 AALSMEER RISE







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		

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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