



## 8 COLUMBUS CLOSE SPALDING, PE11 2FF

**£199,950  
FREEHOLD**

A beautifully presented three-bedroom semi-detached home on a corner plot in a quiet cul-de-sac in Spalding. The property is in immaculate condition and features a larger-than-expected, beautifully landscaped garden that is a real sun trap. Accommodation includes a spacious lounge, open-plan dining area, modern kitchen, two double bedrooms, a smaller third bedroom currently used as a craft room/office, and a family bathroom. With off-road parking, additional garden land, and a superb location within walking distance of local amenities, this home offers versatile living in a peaceful, convenient setting.

# 8 COLUMBUS CLOSE

- Three-bedroom semi-detached home
- Corner plot with larger-than-expected, landscaped garden
- Real sun trap, ideal for outdoor living
- Immaculate condition throughout
- Lounge and open-plan dining area
- Modern kitchen with combi boiler
- Two double bedrooms and a smaller third bedroom/office
- Family bathroom with bath and electric shower
- Off-road parking and additional garden land
- Quiet cul-de-sac location within walking distance of local amenities



## Summary

8 Columbus Close, Spalding, PE11 2FF – Freehold

Guide Price: £211,000

## Key Features:

Three-bedroom semi-detached home on a corner plot

Larger-than-expected, beautifully landscaped garden – a real sun trap

Immaculate condition throughout

Quiet cul-de-sac location with off-road parking

Modern interior with versatile living spaces

Walking distance to local amenities and Spalding town centre

## Property Description:

This immaculate three-bedroom semi-detached home occupies a corner plot in a quiet cul-de-sac in Spalding, offering a larger-than-expected garden that is beautifully landscaped and a real sun trap – perfect for relaxing or entertaining. The property is in excellent condition throughout and benefits from a superb location close to local amenities and the town centre.

## Ground Floor:

Entrance Hall – 2.41m x 1.52m, window to side, stairs to first floor, door to lounge.

Lounge – 4.39m x 3.48m, window to front, door leading to dining room.

Dining Room – 3.40m x 2.29m, open plan with sliding door, connecting to kitchen.

Kitchen – 3.23m x 2.26m, window to rear, fitted with modern units and combi boiler.

Storage – convenient ground floor storage space.

## First Floor:

Landing – 3.45m x 1.85m, window to side, storage cupboard, access to bedrooms and bathroom.

Bedroom 1 – 4.39m x 2.64m, spacious double with window to front.

Bedroom 2 – 3.33m x 2.54m, double bedroom with rear-facing window.

Bedroom 3 – 2.36m x 1.85m, smaller bedroom currently used as a craft room/office, window to rear.

Bathroom – 2.00m x 1.85m, window to side, bath with electric shower.

## Outside:

The property boasts a generous corner plot with mature, beautifully landscaped gardens that enjoy plenty of sunshine throughout the day. Off-road parking is available at the front, complemented by planted areas to the side. Recent acquisition of additional land has further increased the garden space, enhancing its appeal.

## Summary:

An immaculate home in a fantastic location, offering spacious, versatile accommodation and a larger-than-expected garden that is a

real sun trap. This property is ideal for families, first-time buyers, or anyone seeking a peaceful cul-de-sac location close to local amenities. Book a viewing today to avoid disappointment!

These particulars are intended to give a fair and accurate description of the property to the best of the agent's knowledge at the time of marketing. They do not constitute part of an offer or contract.

Some properties may be subject to additional charges such as estate management charges, rentcharges, service charges, or other ongoing costs relating to communal areas or shared infrastructure. Prospective purchasers are advised to make their own enquiries and seek confirmation of all details, including tenure and any associated charges, via their solicitor prior to exchange of contracts.

# 8 COLUMBUS CLOSE





# 8 COLUMBUS CLOSE

## ADDITIONAL INFORMATION

**Local Authority** – South Holland

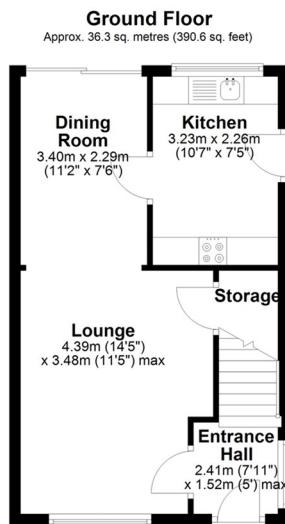
**Council Tax** – Band B

**Viewings** – By Appointment Only

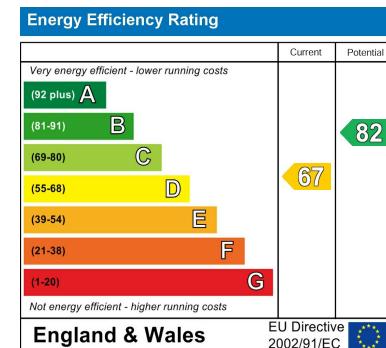
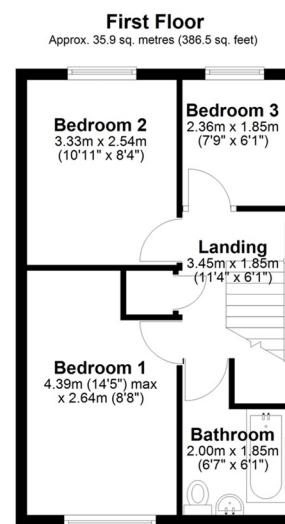
**Floor Area** – sq ft

**Tenure** – Freehold





Total area: approx. 72.2 sq. metres (777.1 sq. feet)  
8 Columbus Close



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

Spalding Office Sales  
11 The Crescent  
Spalding  
Lincolnshire  
PE11 1AE

01775 713 888  
enquiries@sedge-homes.com  
www.sedge-homes.com