



81 Stonegate, Spalding, PE11 2PH

£286,000

Located in the popular residential area known as Stonegate, this three bedroom exquisite family home has undergone a meticulous transformation including a full re-wire, re-plastered, re-plumbed and with a new boiler. Boasting an open-plan living area with contemporary highlights, including bi-fold doors, a lantern ceiling, and a sleek breakfast bar. However, the true showstopper is the expansive rear garden, giving you endless opportunities.

Don't miss out on making this your next home. Book your viewing today.

Entrance Hall 13'5" x 6'5" (4.09m x 1.96m)

PVCu double glazed door with side panels wither side, stairs leading to first floor landing, and two doors leading to the lounge and dining room.

Lounge 12'10" x 11'3" (3.91m x 3.43m)

PVCu window to front, radiator and tiled flooring that continues all the way through the downstairs

Dining Room 14'2 x 10'7 (4.32m x 3.23m)

Open plan from the lounge this dining room has a PVCu window to side, radiator and the same tiled flooring.

Kitchen 16'06 x 11'6 (5.03m x 3.51m)

From standing in the kitchen you can see all the way through the dining room to lounge, the current owners have been very clever and created this modern day living by opening up the whole of the downstairs. The kitchen has a PVCu window to side, Bi-folding patio doors overlooking the garden. The kitchen is fitted with matching range of base and eye level units with worktops, extended worktop creating a breakfast bar for three/four stools, tiled splash back with a modern features splashback above the electric cooker with the extractor over, eye level double oven, integrated dishwasher, integrated fridge/freezer, composite sink drainer with mixer tap, cupboard housing boiler, continued tilde flooring and spotlights.

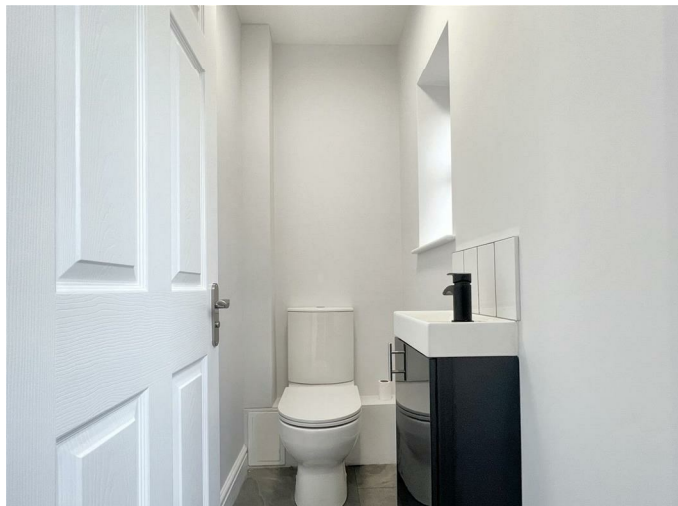
Kitchen (contd)

Absolutely stunning choice of kitchen making it ultra modern with the featured tiled to the bi-fold doors and the best part to bring in extra light is the large lantern window

Rear Lobby

PVCu side door, tiled flooring, space and plumbing for washing machine, with worktop over.

Cloakroom



PVCu window to side, toilet, wash hand basin with unit under and tiled flooring

First Floor landing

PVCu window to side and loft access

Bedroom 1 12'4" x10'5" (3.76m x3.18m)



PVCu window to front, newly fitted carpets and radiator

Bedroom 2 11'10" x 10'5" (3.61m x 3.18m)



PVCu window to rear, newly fitted carpets and radiator

Bedroom 3 9' x 6'11" (2.74m x 2.11m)



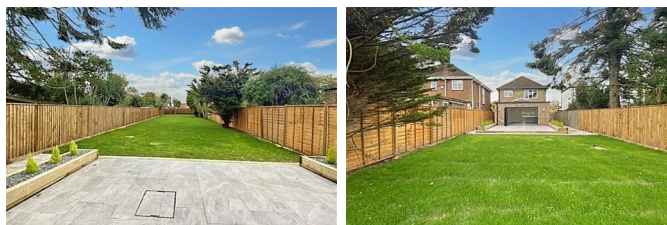
PVCu window to front, newly fitted carpets and radiator

Bathroom



Frosted PVCu window to rear, partially tiled walls with modern metro tiles, P shape bath with rainwater head and separate shower extension over, wash hand basin, toilet, heated towel rail, wood effect laminate flooring and extractor.

Outside



To the front of the property you have a spacious low maintenance driveway with off road parking for at least 3 cars. To the left hand side you will find a side gate leading to the rear of the property.

Garden

To the rear of the property the current vendors have continued with the same tiled flooring as the house leading onto the patio area, the patio area is great size for entertaining and has been finished off nicely with raised borders either side, past the patio area you will find an extensive rear lawn area, a few trees and completely enclosed with timber fence panelling.

Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING: E

COUNCIL TAX BAND: C

PLEASE NOTE:

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Disclaimer

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Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its

Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

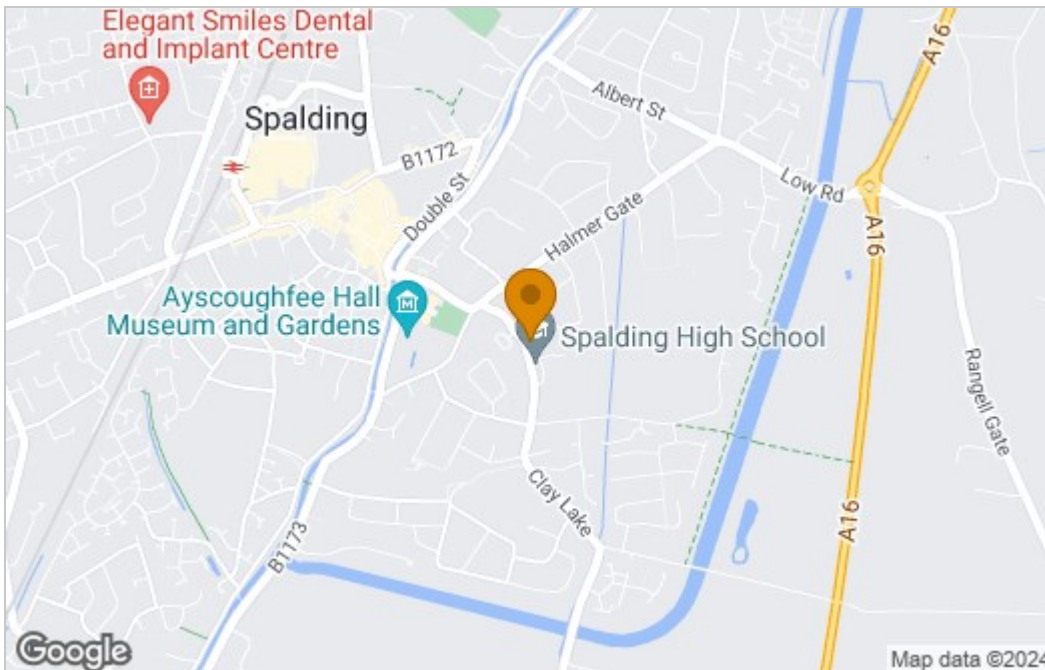
Property Postcode

For location purposes the postcode of this property is: PE11 2PH

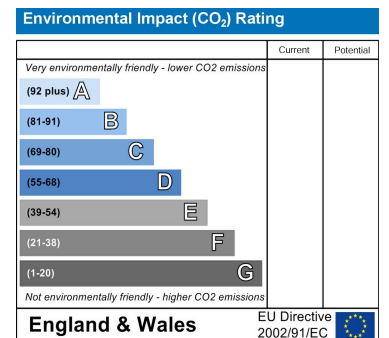
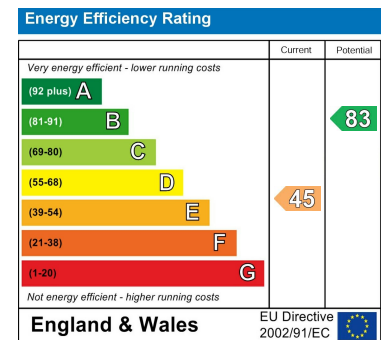
Floor Plan



Area Map



Energy Efficiency Graph



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