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30 Aintree Drive, Spalding PE11 3BS

£315,000 Freehold

- Well Presented
- Four Bedrooms
- Enclosed Rear Gardens
- No Onward Chain

Pleasantly situated, well presented, four bedroom detached family home with established enclosed gardens, driveway and garage. UPVC windows, gas central heating. No onward chain - Inspection highly recommended.

SPALDING 01775 766766 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL

**ACCOMMODATION**

Part obscure glazed leaded light UPVC front entrance door to:

ENTRANCE PORCH

8' 7" x 3' 10" (2.62m x 1.19m) Ceramic floor tiles, panelled ceiling, recessed ceiling light, personnel door to the garage, pair of multi pane glazed doors opening into:

RECEPTION HALL

8' 6" x 6' 5" (2.61m x 1.96m) Fitted carpet, radiator, two wall lights, staircase off, door to:



LOUNGE

13' 10" x 11' 11" (4.22m x 3.65m) Fitted carpet, coved and textured ceiling, ceiling light, UPVC window to the front elevation, radiator, York stone style firesurround with mock chimney breast with coal effect gas fire, TV point, square arch to:

DINING ROOM

11' 1" x 12' 0" (3.39m x 3.66m) Fitted carpet, coved and textured ceiling, ceiling light, UPVC picture window to the rear overlooking the garden, radiator.

FITTED BREAKFAST KITCHEN

12' 4" x 12' 11" (3.76m x 3.95m) With access from the reception hall and the dining room. Comprehensive range of fitted units comprising base cupboards and drawers beneath the roll edge worktops, with inset one and a quarter bowl resin sink unit, intermediate wall tiling, matching eye level wall cupboards, Bosch induction hob, AEG electric double oven, provision space, ceramic floor tiles, coved and textured ceiling, ceiling light, UPVC window to the rear overlooking the garden, radiator, walk-in shelved pantry with ceiling light, multi pane obscure glazed door to:

REAR ENTRANCE LOBBY

With obscure glazed UPVC external entrance door, coved cornice, ceiling light, door to:

CLOAKROOM

4' 11" x 4' 4" (1.52m x 1.33m) Two piece suite comprising low level WC with push button flush, bracket hand basin with hot and cold taps, half tiled walls, tiled floor, radiator, ceiling light, obscure glazed UPVC window.

From the reception hall, the carpeted staircase rises to:

FIRST FLOOR LANDING

UPVC window to the front elevation, access to loft space, coved cornice, doors arranged off to:

BEDROOM 1

12' 5" x 13' 9" (3.80m x 4.21m) Two fitted double wardrobes with adjacent knee hole style dressing table, fitted carpet, coved and textured ceiling, ceiling light, radiator, UPVC window to the front elevation.



BEDROOM 2

10' 2" x 11' 9" (3.11m x 3.59m) UPVC window to the front elevation, radiator, coved and textured ceiling, ceiling light, fitted carpet.

BEDROOM 3

11' 2" x 12' 4" (3.42m x 3.76m) Fitted carpet, coved and textured ceiling, ceiling light, radiator, UPVC window to the rear overlooking the garden, built in airing cupboard housing the insulated hot water cylinder.



BEDROOM 4

9' 1" x 8' 11" (2.78m x 2.72m) (minimum) plus door recess, fitted carpet, radiator, coved and textured ceiling, ceiling light, UPVC window to the rear elevation.

BATHROOM

5' 11" x 6' 3" (1.81m x 1.93m) plus recess. Shower cubicle fitted within the recess with Mira electric shower, panel bath with mixer tap, low level WC with push button flush, bracket hand basin with mixer tap, store cupboards and drawers beneath, fully tiled walls, tiled floor, vertical radiator/towel rail, coved cornice, ceiling light, obscure glazed UPVC window.



EXTERIOR

The property has an attractive frontage with lawn, stocked shaped borders and a concrete driveway with back to back parking for two cars and access to:

INTEGRAL GARAGE

16' 6" x 8' 6" (5.04m x 2.61m) plus recess 2.33m x 0.66m. Up and over door, concrete floor, Worcester gas fired central heating boiler, power and lighting, personnel door.

To the side of the garage a hand gate gives access pass the back door with external electric light and leads round to:

ESTABLISHED REAR GARDENS

Shaped lawn, extensive colourful stocked borders with a multitudinous array of plants, shrubs and bushes, paved patio, outside tap, garden shed, trellised arch with seating area.





DIRECTIONS

From the centre of Spalding, proceed in a southerly direction along the western side of the River Welland, along London Road continuing to Little London. At the junction turn left then immediately right into Cradge Bank, take a right hand turning off Cradge Bank into Aintree Drive, follow the bend round to the left and the property is situated on the right hand side.

AMENITIES

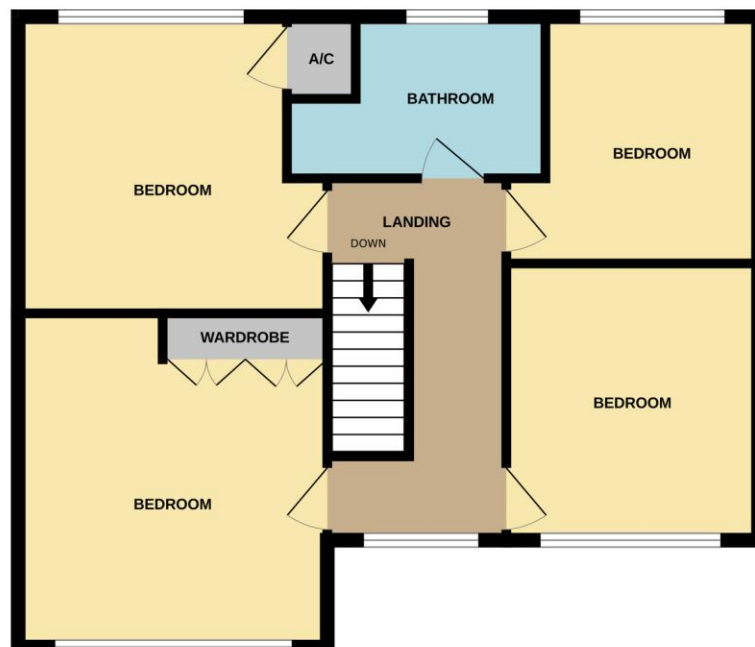
Nearby Cradge Bank has a general stores, public house, builder's merchants etc. The town centre is just over a mile from the property and offers a full range of shopping, banking, leisure, commercial and educational facilities along with bus and railway stations. Peterborough is 18 miles to the south and has a fast train link with London King's Cross, minimum journey time 46 minutes.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES All Mains

COUNCIL TAX BAND C

LOCAL AUTHORITIES

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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