



BRADLEY JAMES

ESTATE AGENTS



1A St. Andrews Road, Spalding, PE11 2SH

Asking price £285,000

- Vendors have lived here for 22 years
- Fitted wardrobes in three bedrooms
- Modern kitchen and separate dining room
- Enclosed rear garden and shed with power
- Walking distance to local shops
- Four bedrooms with an en-suite to bedroom one
- Two reception rooms
- Off road parking for four cars and a single garage
- Walking distance to local primary school or a 2 minute drive
- Great road links to A16 and a 5 minute drive to the train station

Nestled on St. Andrews Road in the charming town of Spalding, this delightful detached family home offers a perfect blend of space and comfort. Having been lovingly owned by the current vendors for 22 years, the property boasts a warm atmosphere.

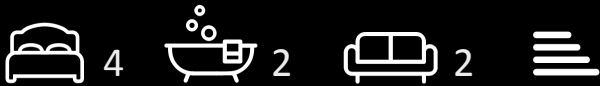
Upon entering, you are greeted by a spacious entrance hall that features convenient understairs storage and a cloakroom. The modern kitchen is a highlight, providing a functional space that flows seamlessly into the dining room, which is enhanced by doors that open onto the rear garden, perfect for entertaining or enjoying family meals. The generous lounge completes the ground floor, offering a cosy retreat for relaxation.

As you ascend to the first floor, a spacious landing awaits, providing ample room for a work-from-home desk. The master bedroom is a true sanctuary, complete with fitted wardrobes and an en-suite shower room for added privacy. Bedrooms two and three also feature modern fitted wardrobes, ensuring plenty of storage for the whole family.

Outside, the property offers parking for up to four cars, leading to a single garage. The side gated access takes you to the rear garden, which is a delightful space featuring a patio seating area, a grassy expanse, and a shed equipped with power, ideal for hobbies or additional storage.

The location is particularly advantageous, being within walking distance to a local primary school, a convenience shop, a 24-hour petrol station, a fish and chip shop, and a gym. Furthermore, excellent road links via the A16 connect you to Stamford, Peterborough, Norfolk, and Lincoln, making this home not only a wonderful place to live but also a practical choice for commuting.

This property is a must-see for families seeking a spacious and well-located home in Spalding.



Council Tax Band: D



### Entrance Hall

UPVC obscured double glazed front door into the entrance hall which has stairs leading off to the first floor accommodation, radiator, power points, tiled floor, telephone points, skimmed and coved ceiling and under stairs storage cupboard.

### Cloakroom

WC with push button flush, pedestal wash hand basin with taps over, half height tiled walls, tiled floor, radiator and skimmed and coved ceiling with extractor fan.

### Lounge

14'7 x 13'5

UPVC double glazed window to the rear, radiator, power points, two TV points, telephone points, gas fireplace and skimmed and coved ceiling.

### Kitchen

10'6 x 8'0

UPVC double glazed window to the front, base and eye level units with work surface over, sink and drainer with mixer taps over, integrated electric oven and grill with a Neff electric hob and the extractor over, space and point for fridge freezer, integrated Bosch dishwasher, space and plumbing for washing machine, tiled splashback, tiled floor and skimmed and coved ceiling.

### Side Entrance

UPVC obscured double glazed door to the side, base and eye level units with inset shelving, tiled floor, radiator and skimmed and coved ceiling.

### Dining Room

9'9 x 9'7

UPVC double glazed French doors onto the rear garden, radiator, power points, tiled floor, TV points and skimmed and coved ceiling.

### Landing/Study Area

9'0 x 8'0

Radiator, power points, skimmed and coved ceiling, loft hatch which has a pulldown ladder and is boarded with electric and airing cupboard with shelving.

### Bedroom 1

11'7 x 10'7

UPVC double glazed window to the front, radiator, power points, telephone point, built-in wardrobes, skimmed and coved ceiling and a door to the en-suite. (The measurements are not into the wardrobes).

### Bedroom 1 En-suite

UPVC obscured double glazed window to the side,

pedestal wash hand basin with tap over, WC with push button flush, separate shower cubicle which is fully tiled with a built-in mixer shower, radiator, fully tiled walls and floor, extractor fan, shaver point and skimmed and coved ceiling.

### Bedroom 2

10'0 x 8'8

UPVC double glazed window to the rear, radiator, power points, built-in wardrobes and skimmed and coved ceiling. (Measurements are into the built-in wardrobes).

### Bedroom 3

11'0 x 8'4 max

Restricted head height, UPVC double glazed window to the front, radiator, power points and skimmed and coved ceiling. (Max measurement of 11'0 is into the bay window).

### Bedroom 4

9'7 x 8'8

UPVC double glazed window to the rear, radiator, power points some with USB charging, built-in wardrobe and skimmed and coved ceiling. (Measurements are into the built-in wardrobes).

### Family Bathroom

UPVC obscured double glazed window to the rear, panel bath with mixer taps and a mixer tap shower, WC with push button flush, pedestal wash hand basin with taps over, fully tiled walls, tiled floor, radiator, shaver point, extractor fan and skimmed and coved ceiling.

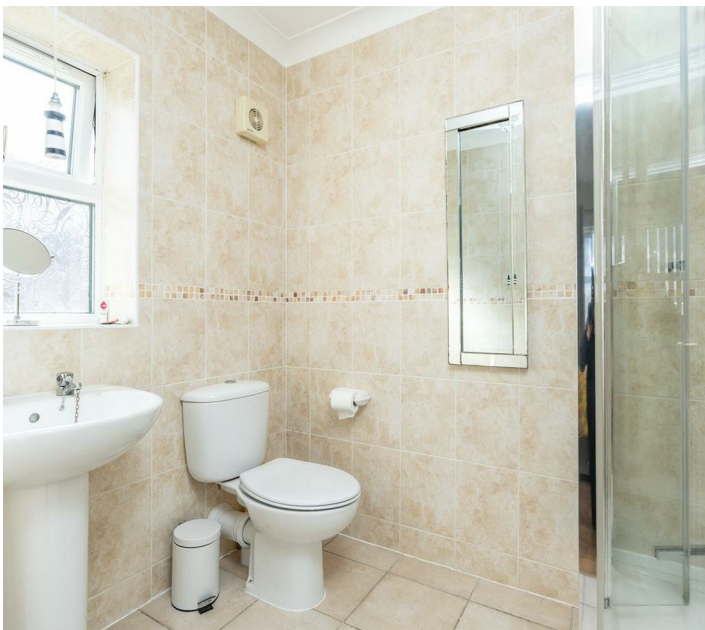
### Outside

There's decorative black railing to the front and panel fencing to the side. This opens up to the off-road gravel parking for four cars and also has a storm porch with courtesy light and outside tap. The rear garden is enclosed by panel fencing, it is predominantly laid to lawn, there are two patio seating areas, a shed with power and a canopy.

### Garage

15'5 x 8'6

Metal up and over door, power and lighting connected, fuse box and wall mounted gas boiler.







## Viewings

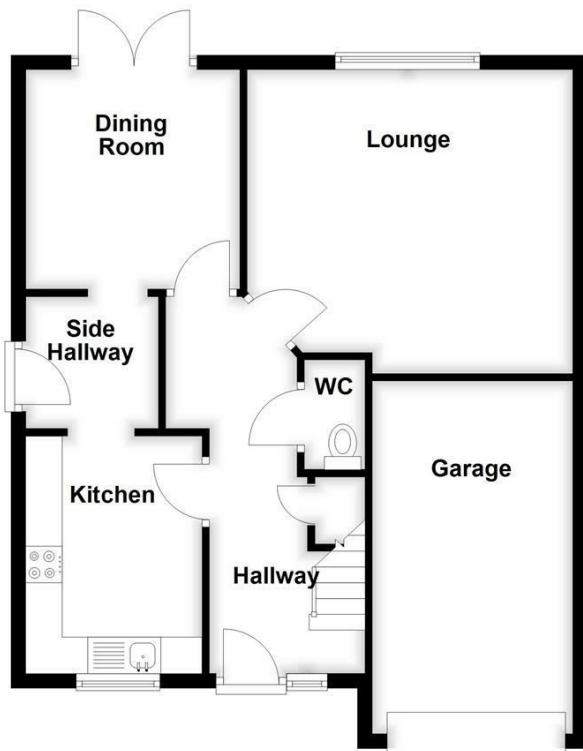
Viewings by arrangement only. Call 01775 233130 to make an appointment.

## EPC Rating:

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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

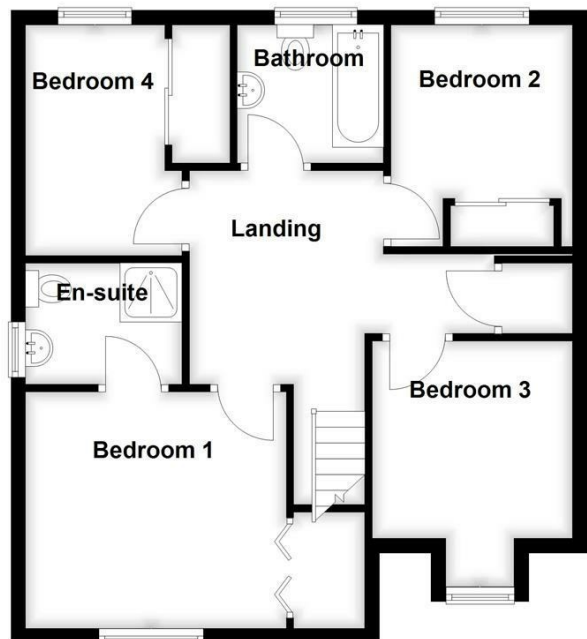
### Ground Floor

Approx. 64.2 sq. metres (691.0 sq. feet)



### First Floor

Approx. 59.5 sq. metres (640.8 sq. feet)



Total area: approx. 123.7 sq. metres (1331.8 sq. feet)