



BRADLEY JAMES

ESTATE AGENTS



2 Carrington Drive, Hop Pole, Spalding, Lincolnshire, PE11 3HP

Asking price £179,950

- Three bedrooms
- Lounge with multi fuel back boiler
- Study
- Two rear gardens
- Short drive to Vine farm shop
- En-suite cloakroom to bedroom one
- Kitchen breakfast
- Off road parking for four cars
- Short drive to local primary school on the same road

Bradley James welcomes you to Carrington Drive in the charming area of Hop Pole. This delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms this property is ideal for families or those seeking extra space.

Upon entering, you are welcomed by a entrance hall that leads to a cosy lounge, perfect for relaxation. The heart of the home is the kitchen breakfast area, which is complemented by a study, providing an excellent space for work or study. Additionally, a conveniently located bathroom completes the ground floor.

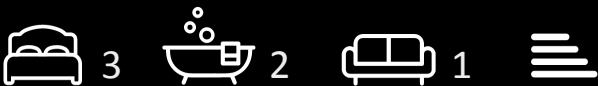
The first floor boasts three bedrooms, with the master bedroom featuring an en-suite cloakroom and lovely views of the surrounding fields, creating a serene atmosphere. The property is set on a sizable plot, boasting two rear gardens and aside garden, perfect for outdoor activities or simply enjoying the fresh air.

Parking is a breeze with off-road space for four vehicles, leading to a single garage workshop, which includes a useful store room at the back. The front garden adds to the appeal, while side gated access ensures easy movement around the property.

The property is shares a sewage treatment plant, with a manageable monthly charge of £40.

Conveniently located, you are a 3 minute drive to Deeping St Nicholas primary school. This home is just a 10-minute drive from Market Deeping, where you will find primary and secondary schools, shops, and restaurants. Peterborough is a mere 20-minute drive away, offering a train station with direct services to London Kings Cross. Spalding, only 15 minutes away, also provides excellent educational facilities and transport links. 3 minute drive away is Vine farm shop with a café.

This property presents a wonderful opportunity for those looking to settle in a peaceful yet accessible location.



Council Tax Band: A



Entrance Hall

Composite obscured double glazed front door into the entrance hall which has stairs leading to the first floor accommodation and fuse box.

Kitchen Breakfast

16'7 x 8'4

UPVC double glazed window to the rear, base and eye level units with worksurface over, sink and drainer with mixer taps over, integrated electric oven and grill with a four burner electric hob and extractor over, space and plumbing for dishwasher, space and plumbing for washing machine, breakfast bar, space and point for fridge freezer, tiled splashback and power points some with USB charging.

Lounge

13'7 x 13'3

UPVC double glazed window to the front, radiator, multifuel back boiler, TV point and under stairs storage cupboard.

Study

6'2 x 4'1

UPVC obscured double glazed window to the side, radiator and power points some with USB charging.

Side Entrance

Obscured double glazed door going onto the rear garden, loft hatch and a door to the downstairs bathroom.

Bathroom

UPVC obscured double glazed window to the side, pedestal wash hand basin with taps over, WC with push button flush, panel bath with mixer taps over and a mixer tap shower with shower screen, double shaver points, half height tiled walls, tiled floor, wall mounted heated towel rail and inset spotlights.

Landing

UPVC double glazed window to the side, radiator and loft hatch.

Bedroom 1

13'8 x 9'3

UPVC double glazed window to the front overlooking field views, radiator, power points and a door to the en-suite cloakroom.

En-suite Cloakroom

WC with push button flush, vanity wash hand basin with mixer taps and storage cupboard beneath, wall mounted heated towel rail and extractor fan.

Bedroom 2

12'3 x 8'8

UPVC double glazed window to the rear, radiator, power points and airing cupboard.

Bedroom 3

9'4 x 7'6

UPVC double glazed window to the rear, radiator and power points.

Outside

There's a low maintenance front garden being laid to gravel and has some shrubs and a picket fence leading to the main road. There is side gated access leading to the side and rear garden which is enclosed by panel fencing and is predominantly laid to lawn. There's a shed, patio seating area, a garage workshop with storeroom behind, outside power point is off the garage workshop, then there's a picket fence which leads to gravel off-road parking for cars and then there's a further lawn garden which is enclosed by picket fencing has some trees and is laid to lawn.

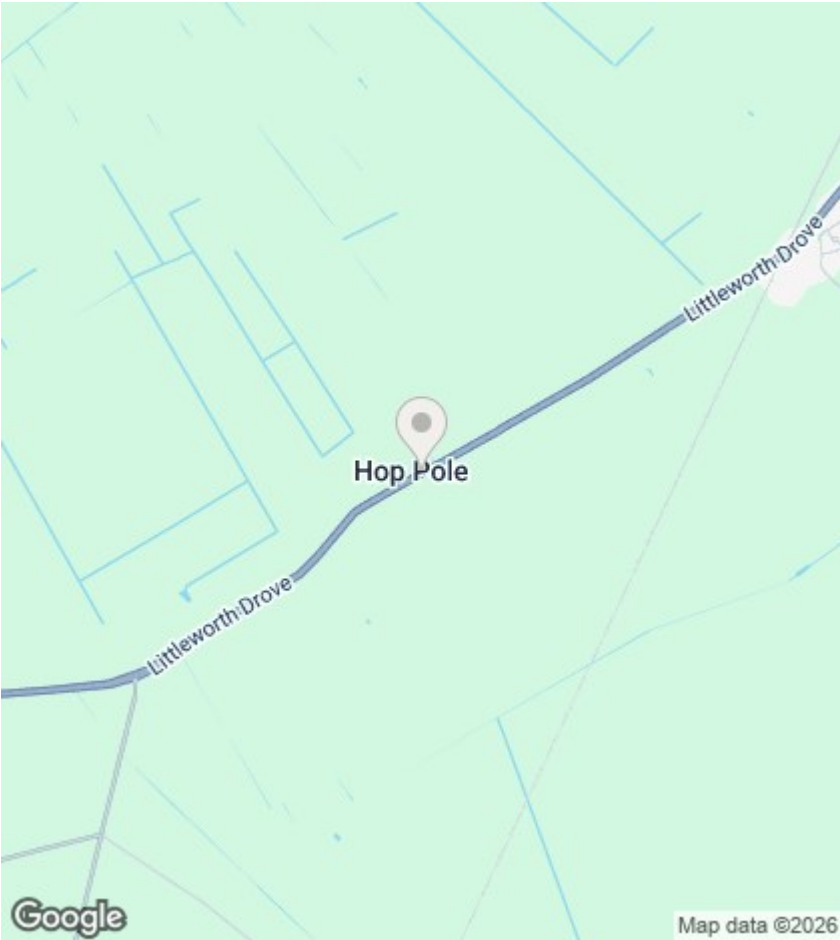
Garage Workshop

14'6 x 13'0

Double doors to the front, single glazed window to the side, power points, lighting, internal door to the storeroom behind 13'0 x 5'0 and has a window to the side, a door to the rear, power points and a fuse box.







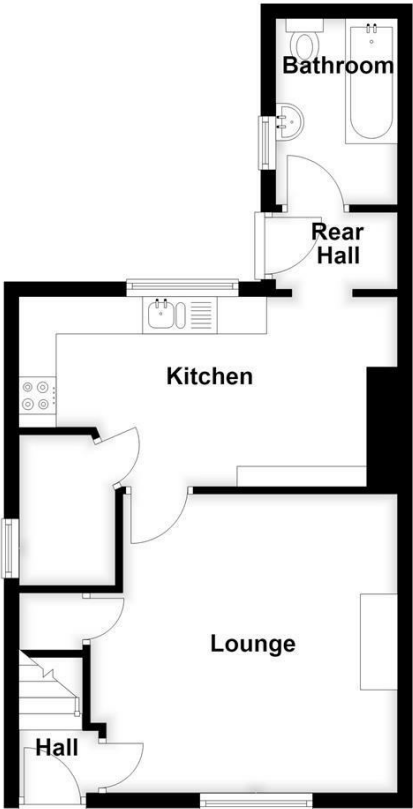
Viewings

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

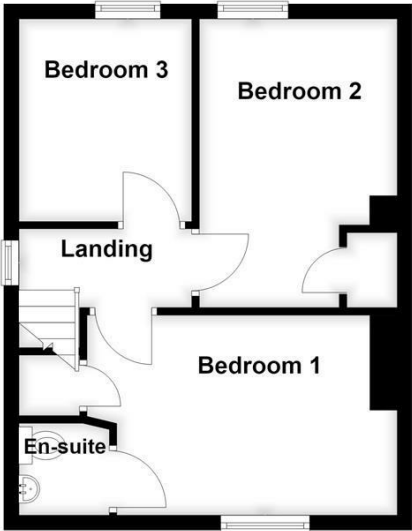
EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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	

Ground Floor
Approx. 39.9 sq. metres (430.0 sq. feet)



First Floor
Approx. 33.9 sq. metres (364.4 sq. feet)



Total area: approx. 73.8 sq. metres (794.4 sq. feet)