

BRADLEY JAMES

ESTATE AGENTS



102 Halmer Gate, Spalding, Lincolnshire, PE11 2EL

Asking price £335,000

- Three double bedrooms
- Three bathrooms
- Modern kitchen breakfast and utility room off
- Corner plot on a sought after road
- Walking distance to secondary schools
- Three reception rooms
- Beautiful interior with a warm and cosy atmosphere
- Balcony/terrace off bedroom one and two
- Off road parking to the front and rear and a longer than average single garage to the rear
- Beautiful home with an individual design

Three is the magic number, this character property located on a sought after road boasts three double bedrooms, three reception rooms and three bathrooms.

Nestled in the charming area of Halmer Gate, Spalding, this delightful detached house, built in 1940, offers a perfect blend of modern living and classic charm. With three spacious reception rooms, this home is designed for both relaxation and entertaining. The generous entrance hall welcomes you into a larger-than-average triple aspect lounge with plush carpets, which seamlessly flows into the dining room and a bright garden room, creating an inviting atmosphere for family gatherings.

The modern kitchen breakfast area is both functional and stylish, providing easy access to a convenient downstairs shower room and utility room.

Ascending to the first floor, you will find a gallery landing that leads to three well-proportioned double bedrooms. Each bedroom boasts its own bathroom facilities, with bedrooms one and two featuring lovely balcony terraces, perfect for enjoying morning coffee or evening sunsets.

The property is set on a corner plot, offering ample outdoor space, including a generous rear garden ideal for family activities. Off-road parking is available to the front and rear of the property, complemented by a longer-than-average single garage at the rear.

Conveniently located within walking distance to two secondary schools, this home is just a short 3-4 minute drive from the town centre, where you will find a variety of shops, supermarkets, restaurants, and a train station. Excellent road links via the A16 connect you to Peterborough, Stamford, Norfolk, and Lincoln, while the popular Springfields Garden Outlet Centre is only a five-minute drive away.

This property is a wonderful opportunity for families seeking a spacious and well-appointed home in a desirable location.

 3  3  3  D

Council Tax Band: D



Entrance Hall

Composite obscured double glazed front door into the entrance hall which has stairs leading off to the first floor accommodation, radiator, power points and internal French doors to the lounge.

Lounge

23'11 x 11'11

Triple aspect lounge, UPVC double glazed bay window to the front, UPVC double glazed windows to the side, internal French doors and windows to the conservatory, an arch way through to the dining room, open fireplace, radiator, power points and aerial points.

Dining Room

8'4 x 7'7

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

Garden Room

12'0 x 11'2

UPVC double glazed windows to the side and rear, UPVC obscured double glazed door to the side, radiator, power points and telephone points.

Kitchen Breakfast Family Room

27'4 x 9'0

UPVC double glazed window to the front and to the side, base and eye level units with work surface over, sink and drainer with mixer taps over, integrated electric oven and grill with a gas hob and extractor over, integrated dishwasher, solid wood work surface over, space and point for American fridge freezer, breakfast bar, radiator, power points and a pantry with UPVC obscured double glazed window to the side and shelving.

Utility Room

12'5 x 9'2

Base units with work surface over, sink and drainer with mixer taps over, water softener, wall mounted gas boiler, space and plumbing for washing machine, tiled floor, radiator, UPVC double glazed door to the rear garden and a door to the downstairs shower room.

Downstairs Shower Room

UPVC obscured double glazed windows to the side, WC, pedestal wash hand basin with mixer tap over, wall mounted heated towel rail and a wet room style shower with built-in mixer shower over.

Gallery Landing

Double aspect with UPVC double glazed window to the front and the rear, radiator, power points, airing cupboard and PIV unit for circulation of air.

Bedroom 1

11'11 x 11'8

Double aspect with a UPVC double glazed window to the side, a port hole window to the side, UPVC double glazed French doors and windows onto a balcony terrace, radiator, power points and built-in wardrobes.

Bedroom 2

11'11 x 11'1

Double aspect with UPVC double glazed window to the front and side, radiator, power points with USB charging and panelled walls.

Bedroom 3

11'2 x 9'0

UPVC double glazed window to the front and a three-quarter length double glazed door to the side, radiator, power points and built-in wardrobe.

Shower Room

Double aspect with a UPVC obscured double glazed window to the rear and side, separate shower cubicle is fully tiled with a built-in mixer shower with a fixed rain style showerhead, WC with push button flush, pedestal wash hand basin with mixer tap over, radiator and extractor fan.

Family Bathroom

UPVC obscured double glazed window to the rear, roll top bath with side mounted mixer taps over, WC with push button flush, pedestal wash hand basin with mixer taps over, radiator, extractor fan and loft hatch.

Outside

There is a lawn area and gravel driveway with side gated access leading to the rear garden which is enclosed by panel fencing. It is predominantly laid to lawn with an extended patio seating area, a sunken pond and there is a garage workshop to the rear just off of Avebury Gardens.







Viewings

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

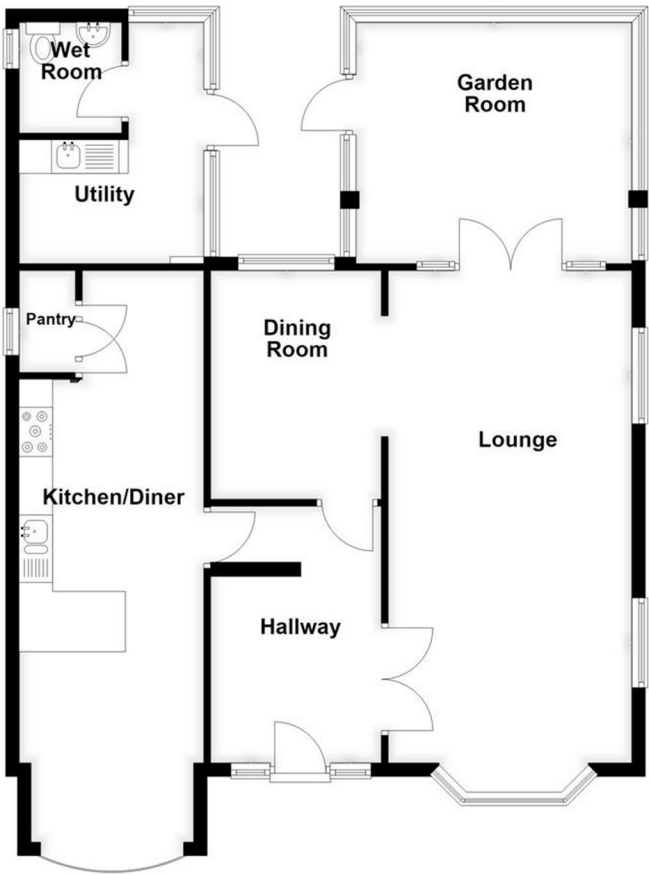
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	76
(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. 95.4 sq. metres (1026.6 sq. feet)



First Floor

Approx. 63.4 sq. metres (682.9 sq. feet)
(excluding Balcony)

