



BRADLEY JAMES

ESTATE AGENTS



17 Apeldoorn Gardens, Spalding, Lincolnshire, PE11 1JT

Asking price £325,000

- Extended detached family home
- 21ft lounge
- Beautiful kitchen diner with central island with breakfast bar and double range cooker
- Five generous bedrooms
- Walking distance to local primary school
- En-suite to bedroom one a rare find in this style of property
- Conservatory
- Utility room and cloakroom
- Off road parking for four cars leading to a single garage
- Popular residential location

Nestled in the tranquil Apeldoorn Gardens of Spalding, this impressive extended detached family home offers a perfect blend of space and comfort. With five generous double bedrooms, including a rare en-suite in the master bedroom, this property is ideal for an extended family seeking room to grow.

As you step into the entrance hall, you are welcomed by a sense of warmth and style. The expansive 21 ft lounge flows seamlessly into a delightful conservatory, providing an abundance of natural light and a lovely space to relax. The beautifully refitted kitchen diner, complete with a central island, serves as the heart of the home, perfect for family gatherings and entertaining. A convenient cloakroom and a utility room, which could easily be transformed into a study, add to the practicality of the ground floor. Additionally, there is direct access to the garage from the entrance hall.

The first floor boasts five well-proportioned bedrooms, ensuring ample space for everyone, along with a stylish bathroom suite.

Outside, the property features off-road parking for up to four vehicles, leading to the garage. The low-maintenance rear garden offers a peaceful retreat, while a green area at the front provides a safe space for children to play, situated on a no-through road.

Conveniently located, you are just a 15-minute walk or a quick 4-minute drive from the town centre, where you will find a variety of shops, supermarkets, cafes, and a train station. A primary school is also within walking distance, making this home an excellent choice for families. This property truly represents a wonderful opportunity to enjoy a comfortable lifestyle in a desirable location.



Council Tax Band: C



Entrance Hall

Composite obscured double glazed front door into the entrance hall with stairs leading off to the first floor accommodation and radiator.

Lounge

21'0 x 12'0

UPVC double glazed window to the front overlooking the green, featured panelled walls, electric fireplace with marble surround, TV point, radiator, power points and sliding double glazed patio doors into the conservatory.

Conservatory

11'6 x 8'0

UPVC double glazed French doors to the rear garden, wall lights, tiled floor and power points.

Kitchen

13'0 x 12'3

UPVC double glazed window to the rear, base and eye level units with quartz work surface over, double Range Master oven with double oven and separate grill with a five burner gas hob and extractor over, sink and drainer with mixer taps over, integrated dishwasher, integrated washing machine, integrated full length fridge, integrated larder cupboard, central Island with breakfast bar and storage cupboards, power points, skimmed ceiling with inset spotlights, pantry with shelving, wall mounted vertical radiator and a block arch through to the dining room.

Dining Room

9'6 x 7'5

UPVC double glazed French doors to the side, internal arch, doors into the entrance hall, radiator, power points and skimmed and coved ceiling with inset spotlights.

Side Entrance

UPVC obscured double glazed door to the side.

Cloakroom

UPVC obscured double glazed window to the side, WC, pedestal wash hand basin with tap over and half height tiled walls.

Utility Room

10'1 x 6'4

Utility room, which can be changed to a study if the units are taken out. UPVC double glazed window to the front overlooking the green, base and eye level units with work surface over, space and point for tumble dryer, space and point for fridge freezer, radiator and power points.

Landing

Loft hatch and power point.

Bathroom

UPVC obscured double glazed window to the rear, panel bath

with side mounted mixer taps over and a built-in mixer shower over, WC with push button flush and vanity wash hand basin with taps over with storage cupboards beneath and worksurface over, wall mounted heated towel rail and skimmed and coved ceiling with inset spotlights.

Bedroom One

14'3 x 10'4

Two UPVC double glazed windows to the front overlooking the green, the measurements do not go into the five built-in wardrobes, radiator, power points, telephone point, wall lights and a door to the ensuite shower room.

Bedroom One Ensuite

Shower room with walk-in double shower which is fully tiled with an electric shower, WC with pushbutton flush, pedestal wash hand basin with mixer tap over, half height tiled walls, extractor fan and radiator.

Bedroom Two

12'0 x 11'3

UPVC double glazed window to the front overlooking the green, radiator, power points and built-in single storage cupboard.

Bedroom Three

11'4 x 10'5

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

Bedroom Four

11'5 x 9'3 max

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

Bedroom Five

9'3 x 8'0

UPVC double glazed window to the rear, radiator, power points and airing cupboard with Worcester Bosch boiler.

Outside

There is off-road parking to the front which leads to the single garage. Side gated access leads through to the rear low maintenance garden, which is enclosed by panel fencing and laid to patio.

Single Garage

17'2 x 9'0

Metal up and over door, internal door through to the entrance hall, power points and fuse box.







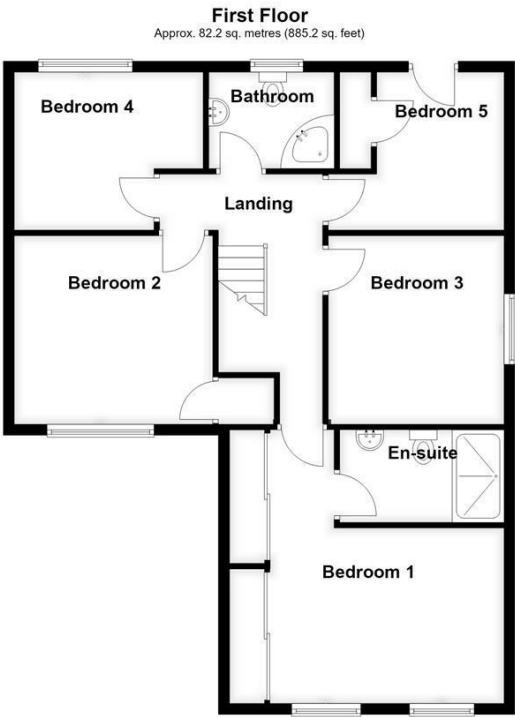
Viewings

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	62	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total area: approx. 174.2 sq. metres (1875.1 sq. feet)