



BRADLEY JAMES

ESTATE AGENTS



26 Riverside Park, Spalding, PE11 2FQ

Asking price £285,000

- NEWLY FITTED KITCHEN
- BAY FRONTED LOUNGE
- CONSERVATORY
- BUILT IN WARDROBES AND EN-SUITE TO BEDROOM ONE
- ADDITIONAL PARKING TO THE SIDE OF THE PROPERTY
- NEWLY FITTED UTILITY ROOM
- DINING ROOM
- MODERN BOILER
- OFF ROAD PARKING AND SINGLE GARAGE
- WALKING DISTANCE TO PRIMARY AND SECONDARY SCHOOL

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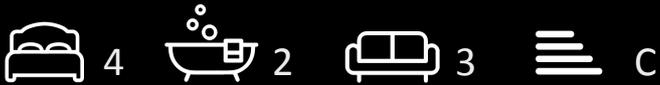
Bradley James Estate Agents are pleased to offer for sale this beautiful family home which is nestled in the charming area of Riverside Park, Spalding. Boasting four well-proportioned bedrooms and three inviting reception rooms, this property is perfect for both relaxation and entertaining. The heart of the home is a newly fitted kitchen, complemented by a newly fitted utility room, ensuring practicality for everyday living.

The property has recently undergone a full decoration and new flooring in most rooms, creating a fresh and homely atmosphere. The lounge, featuring a lovely bay window, invites natural light, while the dining room benefits from French doors that open onto the garden, enhancing the indoor-outdoor flow. The conservatory which is located to the rear overlooks the garden and has power.

On the top floor, a spacious landing leads to the four bedrooms, with one bedroom enjoying the luxury of built-in wardrobes and an en-suite shower room. Another bedroom is equipped with a fitted wardrobe, and there is an additional shower room conveniently located upstairs.

Outside, the property offers off-road parking for two to three cars, leading to a single garage with a side door for easy access into the house. A side gate provides access to the low-maintenance rear garden, perfect for enjoying the outdoors without the hassle of extensive upkeep. An extra parking space to the side of the house allows for additional vehicles if needed.

The location boasts excellent road links to the A16, connecting you to Peterborough, Stamford, Norfolk, and Lincoln. Families will appreciate the proximity to a local primary school, Tesco Express with a post office, and a secondary high school, all within walking distance. The town centre, just a five-minute drive away, offers a variety of amenities, including restaurants, cafes, Sainsbury's, and a train station, making this property an ideal choice for modern family living.



Council Tax Band: C



Entrance Hall

Obscured double glazed front door into the entrance hall which has a UPVC double glazed window to the side, radiator, power points, telephone points, skimmed and coved ceiling with inset spotlights and an under stairs storage cupboard.

Cloakroom

UPVC obscured double glazed window to the front, WC with push button flush, pedestal wash hand basin with mixer taps over, tiled splash back, tiled floor, radiator and skimmed ceiling.

Lounge

17'5 x 13'7 into bay

UPVC double glazed bay window to the front, radiator, power points, TV point, telephone point, radiator, electric fireplace, skimmed and coved ceiling and a block arch through to the dining room.

Dining Room

10'2 x 8'8

UPVC double glazed French doors to the rear garden, radiator, power points and skimmed and coved ceiling.

Kitchen

10'3 x 9'1

UPVC double glazed window to the rear, base and eye level units with work surface over, sink and drainer with mixer taps over, integrated electric oven and grill with a induction hob and extractor over, integrated dishwasher, tiled splashback, tiled floor and skimmed ceiling with inset spotlights.

Utility Room

10'3 x 4'7

UPVC double glazed window to the side, double glazed door to the rear entrance, base and eye level units with work surface over, sink and drainer with mixer tap over, space and point for fridge freezer, space and plumbing for washing machine, tiled splashback, tiled floor, fuse box, radiator, power points and storage cupboard.

Rear Entrance

UPVC double glazed window and door to the side going out to the rear garden, another door going into the garage, tiled floor and a UPVC double glazed door going into the conservatory.

Conservatory

8'2 x 7'7

Of brick and UPVC construction with UPVC double glazed French doors to the side going to the rear garden, tiled floor and power points.

Landing

UPVC double glazed window to the side, skimmed ceiling with inset spotlights, loft hatch, radiator, power points and airing cupboard.

Bedroom 1

13'9 x 11'8

UPVC double glazed window to the front, radiator, power points, TV point, built in wardrobes and skimmed ceiling.

Bedroom 1 En-suite

UPVC obscured double glazed window to the side, WC with push button flush, pedestal wash hand basin with mixer tap over, separate shower cubicle which is fully tiled with a built-in mixer shower, shaver point, radiator, extractor fan and skimmed ceiling with inset spotlights.

Bedroom 2

10'4 x 8'8

UPVC double glazed window to the rear, radiator, power points, TV point and skimmed ceiling.

Shower Room

UPVC obscured double glazed window to the rear, separate shower cubicle which is fully tiled with a built-in mixer shower over, WC with push button flush, pedestal wash hand basin with mixer tap over, radiator, shaver point, extractor fan, tiled splashback and skimmed ceiling with inset spotlights.

Bedroom 3

9'7 x 8'4 max

UPVC double glazed window to the front, power points, radiator, built in single wardrobe and skimmed ceiling.

Bedroom 4

7'8 x 7'3

UPVC double glazed window to the rear, radiator, power point, skimmed ceiling and TV point.

Outside

The property sits on a corner plot and the front garden is enclosed by black railings, the rest is laid to gravel with a double width ramp style path leading to the front door which has a storm porch and courtesy light. There is block paved off-road parking for two to three cars which leads to the detached single garage. There is side gated access leading to the low maintenance rear garden, enclosed by panel fencing and a curved brick wall, it is laid to patio and Astroturf with outside tap and a shed.

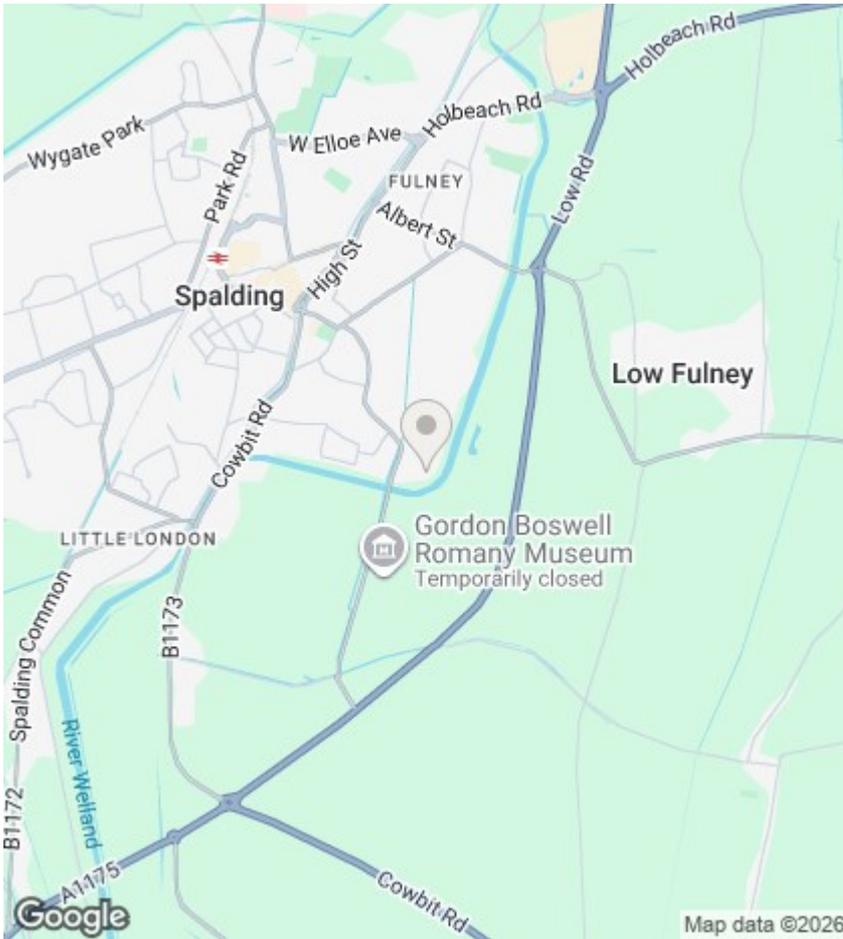
Detached Garage

17'6 x 9'8

Metal up and over door, Worcester Bosch boiler, base units with work surface over, power points, fuse box and a door leading through to the inner hallway.







Viewings

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

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			83
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

