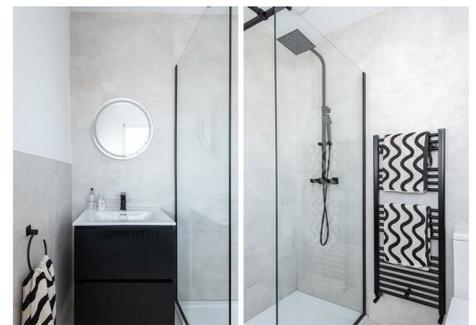




BRADLEY JAMES

ESTATE AGENTS



6 The Wyke, Spalding, PE11 3EF

Asking price £225,000

- Extended to the rear
- Newly fitted kitchen diner
- Double aspect lounge
- Modern shower room
- Lots of off road parking and single garage
- Two reception rooms
- Garden room
- Beautiful interior
- Envious plot
- Walking distance to local primary school

6 The Wyke, Spalding PE11 3EF

Bradley James welcomes you to The Wyke, Spalding. This stunning extended semi-detached house offers a beautiful newly fitted integrated kitchen and two reception rooms. The property boasts an enviable plot with ample off-road parking and a single garage, making it an ideal choice for families or those who appreciate convenience.

Upon entering, you will be greeted by a beautifully presented interior that is in show home condition. The newly fitted kitchen, complete with integrated appliances, flows seamlessly into an extended garden room, providing a delightful space to relax and enjoy views of the private rear garden. The bright and airy double aspect lounge adds to the charm of the downstairs accommodation, creating a welcoming atmosphere for both family gatherings and entertaining guests.

The first floor features a bright landing, enhanced by a window that allows natural light to flood the space. Off the landing, you will find three well-proportioned bedrooms, with the second bedroom currently being utilised as a dressing room. A modern shower room completes this level, ensuring that all your needs are met.

Outside, the property is situated on one of the best plots on the street, offering not only generous off-road parking but also side gated access to a low-maintenance rear garden. This outdoor space is perfect for enjoying the fresh air without the burden of extensive upkeep.

Conveniently located within walking distance of a local green, primary school, and shop, as well as a popular fish and chip shop, this home is ideally positioned for family life. The town centre, with its array of restaurants, shops, and a train station, is just a short drive away, providing easy access to all the amenities you could desire. This property truly represents a wonderful opportunity for those seeking a stylish and practical home.



Council Tax Band: B



Entrance Hall

UPVC obscured double glazed front door into the entrance hall which has a radiator, door leading through to the lounge and a block arch going through to the kitchen diner.

Lounge

16'3 x 11'0

Double aspect, UPVC double glazed window to the front and to the rear, radiator, power points some with USB charging, gas fireplace and TV point.

Kitchen Diner

16'3 x 11'0

UPVC double glazed window to the front, newly fitted base and eye level units with work surface over, sink and drainer with mixer taps over, integrated electric oven and grill with a half sized grill above and four burner gas hob with extractor over, integrated fridge freezer, integrated dishwasher, integrated washing machine, wall mounted gas boiler housed in a kitchen cupboard, radiator, power points, under stairs storage cupboard and skimmed and coved ceiling.

Garden Room

11'4 x 9'5

Brick and UPVC construction with a vaulted ceiling, UPVC double glazed French doors to the low maintenance rear garden, radiator, power points and skimmed ceiling.

Landing

UPVC double glazed window to the front, radiator and power point.

Shower Room

UPVC obscured double glazed window to the front, walk-in double shower cubicle with a built-in mixer shower with a fixed showerhead and a separate showerhead on a sliding adjustable rail, vanity wash hand basin with mixer taps over and storage drawers beneath, wall mounted mirror with Bluetooth connectivity and LED lighting, WC with push button flush, wall mounted heated towel rail, skimmed ceiling with inset spotlights and extractor fan.

Bedroom 1

11'0 x 9'2

UPVC double glazed window to the rear, feature panelled wall, wall lights, radiator, power points, TV points and built in double wardrobes with shelving and hanging space (the measurements do not include the built-in wardrobes).

Bedroom 2

11'0 x 8'0

Bedroom two is currently being used as a dressing room, UPVC double glazed window to the rear, radiator, power points and loft hatch.

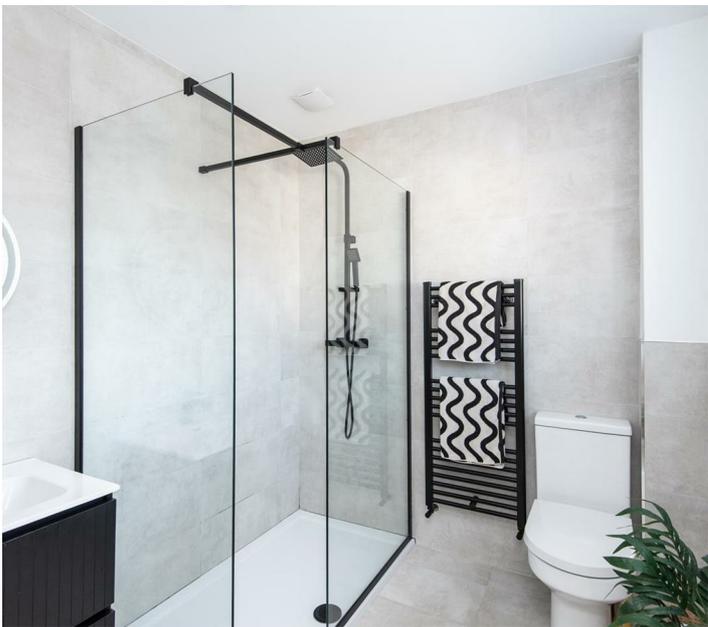
Bedroom 3

8'0 x 7'7

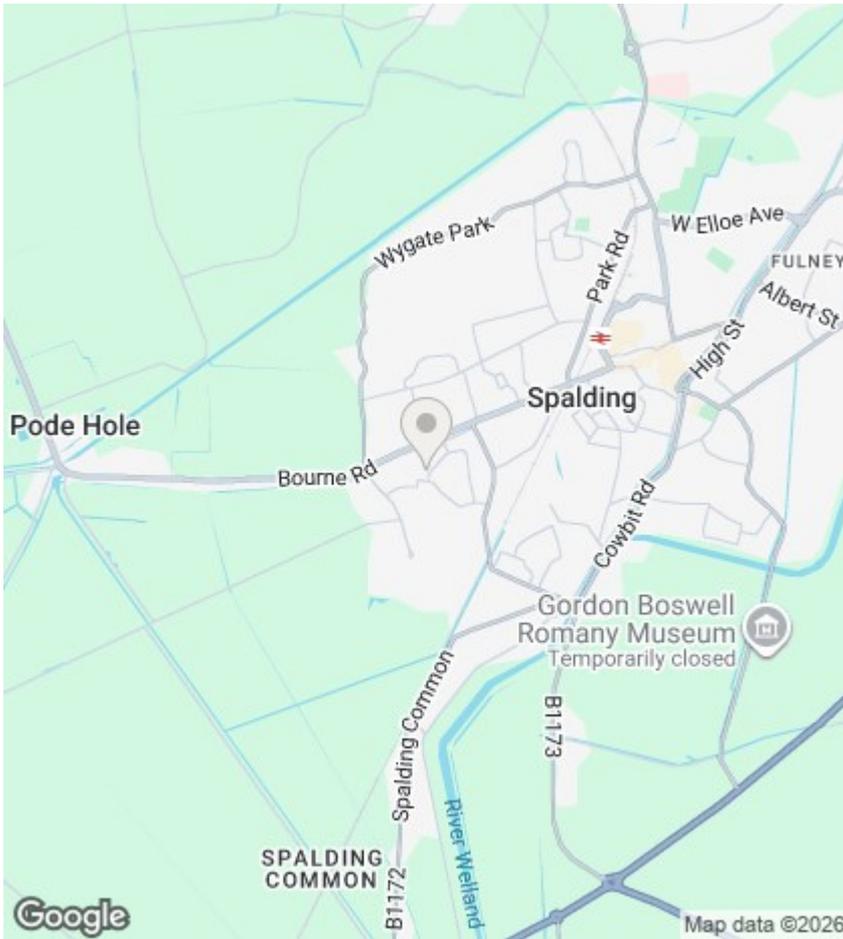
UPVC double glazed window to the front, radiator and power points.

Outside

The property sits on an enviable plot with a vast amount of gravel off-road parking, which leads to the single garage which has a metal up and over door and power and lighting connected. There is side gated access leading to the low maintenance rear garden which is enclosed by panel fencing, it is predominantly laid to gravel, has a patio seating area and outside shed.







Viewings

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

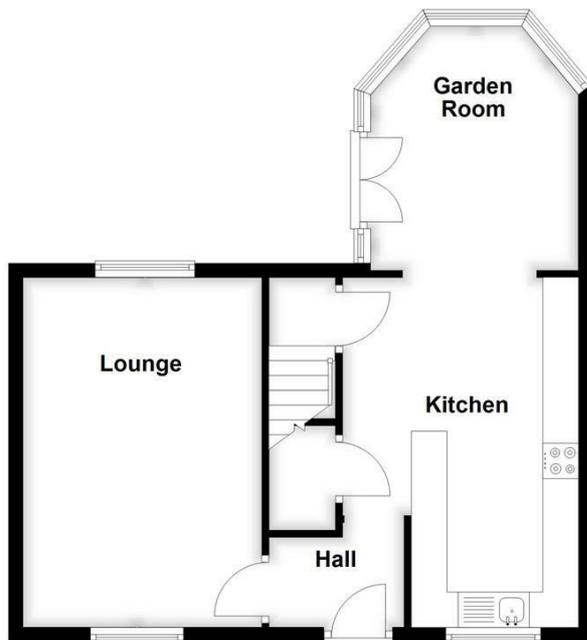
EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	84
(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	

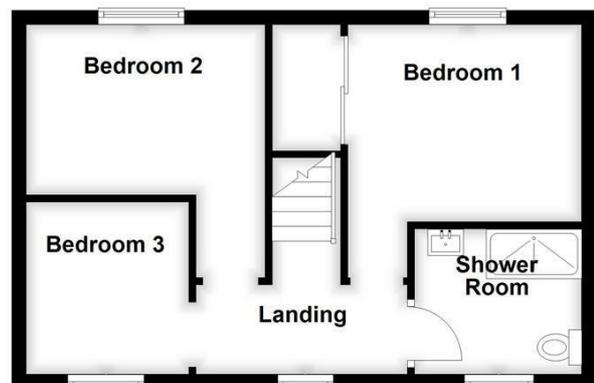
Ground Floor

Approx. 48.0 sq. metres (516.8 sq. feet)



First Floor

Approx. 38.3 sq. metres (412.1 sq. feet)



Total area: approx. 86.3 sq. metres (928.9 sq. feet)