

## 11 JULIAS MEAD

SPALDING, PE11 1RS

**£205,000**  
FREEHOLD

Situated in a popular residential location, this beautifully maintained three-bedroom home offers stylish and contemporary living throughout. Finished to a high standard and presented in excellent condition, the property features a spacious dual-aspect lounge/diner, modern fitted kitchen, three well-proportioned bedrooms, family bathroom, integral garage and enclosed rear garden. Ideal for first-time buyers, families and investors alike, an early viewing is highly recommended to fully appreciate the quality of accommodation on offer.

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- Immaculately presented three-bedroom family home
- Spacious dual-aspect lounge/diner measuring 6.22m x 3.78m
- Modern fitted kitchen with access to the rear garden
- Two generous double bedrooms and a well-proportioned third bedroom
- Contemporary family bathroom
- Stunning private rear garden with covered decking area
- Ideal outdoor entertaining space for dining and relaxing year-round
- Integral garage with driveway parking
- Fully boarded loft with fitted loft ladder providing excellent storage
- Move-in ready property finished to a high standard throughout and located in a popular residential setting



## Summary

Situated in a popular residential location, this beautifully maintained three-bedroom home offers modern and stylish accommodation throughout. Immaculately presented by the current owners, the property has been finished to a high standard and provides spacious, versatile living accommodation ideal for first-time buyers, growing families and those looking to simply move straight in.

The accommodation begins with a welcoming entrance hall leading into a superb dual-aspect lounge/diner measuring 6.22m x 3.78m. Flooded with natural light from windows to both the front and rear elevations, this generous reception space offers ample room for both living and dining furniture. Stairs rise to the first floor, whilst sliding doors provide direct access to the rear garden, creating a seamless connection between indoor and outdoor living.

The modern fitted kitchen measures 2.36m x 3.86m and comprises a range of contemporary wall and base units with complementary work surfaces. A window overlooks the rear garden and a door provides convenient access outside.

Completing the ground floor is the integral garage, measuring 5.15m x 2.67m, featuring an up-and-over door

and offering excellent storage, workshop potential or secure parking.

To the first floor, the landing benefits from a useful storage cupboard and provides access to all bedrooms and the family bathroom.

Bedroom One is a spacious double room measuring 4.14m x 2.62m with a window overlooking the front aspect.

Bedroom Two, also positioned to the front of the property, measures 4.14m x 3.07m and provides another generous double bedroom. Bedroom Three measures 2.19m x 3.38m and overlooks the rear garden, making it ideal as a child's bedroom, guest room or home office.

The contemporary family bathroom measures 2.19m x 2.26m and is fitted with a modern suite comprising a bath with shower over, wash hand basin and WC, complemented by a window to the rear elevation.

Outside, the property continues to impress. To the front is driveway parking leading to the garage. The private rear garden has been thoughtfully designed to provide an excellent space for relaxation and entertaining. A particular highlight is the stunning raised decking area complete with a covered canopy, creating the perfect setting for outdoor dining, social gatherings and enjoying

warm summer evenings in comfort. The remainder of the garden is attractively presented and offers a private, low-maintenance outdoor retreat.

Further benefits include a fully boarded loft space accessed via a fitted loft ladder, providing substantial additional storage and enhancing the practicality of this wonderful home.

Offering immaculate presentation, modern features throughout and exceptional outdoor entertaining space, this superb property is ready for its next owners to move straight in and enjoy. Early viewing is highly recommended.

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## ADDITIONAL INFORMATION

**Local Authority** – South Holland

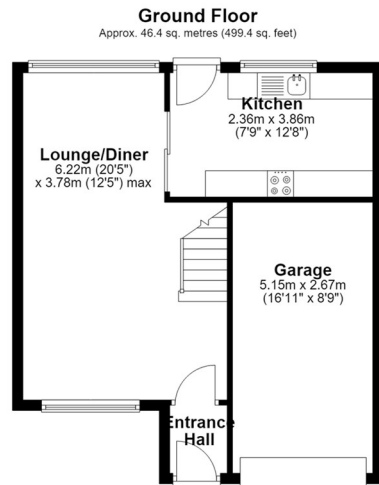
**Council Tax** – Band B

**Viewings** – By Appointment Only

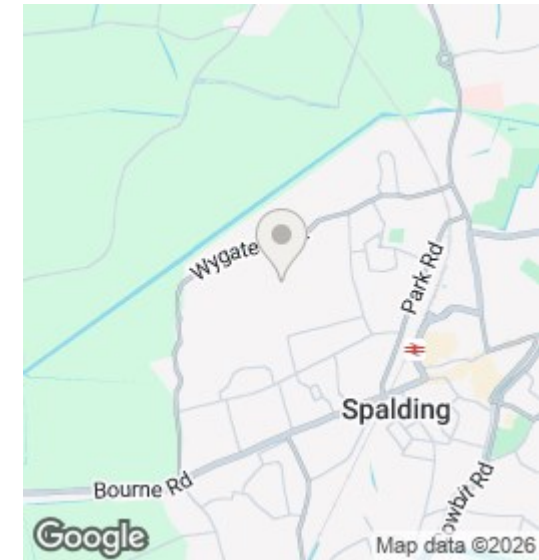
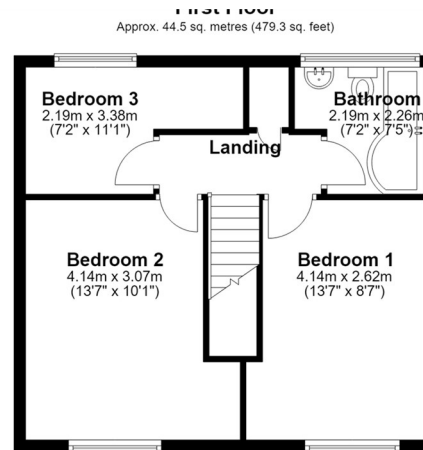
**Floor Area** – sq ft

**Tenure** – Freehold





Total area: approx. 90.9 sq. metres (978.7 sq. feet)  
**11 Julias Mead**



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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