BRADLEY JAMES

ESTATE AGENTS









45 Fairview Way, Spalding, Lincolnshire, PE11 3PL

Asking price £250,000

- No chain
- Three bedrooms
- Kitchen with a good sized utility room off
- Off road parking that can be extended if needed
- Walking distance to local shop and primary school
- Three reception rooms
- Converted garage creating another reception room
- Shower room
- Low maintenance rear garden

Bradley James Estate Agents, Office 23 Welland Workspace, 10 Pinchbeck Road, Spalding, Lincolnshire, PE11 1QD
01775 233130

Nestled in the popular area of Fairview Way, Spalding, this charming NO CHAIN detached house presents an excellent opportunity for families and professionals alike. With three spacious reception rooms, this property offers ample space for relaxation and entertainment. The ground floor features a well-appointed lounge that leads through to your dining room and your kitchen that seamlessly leads to a generous utility room, complete with a cloakroom and a handy storage cupboard. Additionally, the converted garage serves as a versatile reception room, perfect for a playroom or home office.

Upstairs, you will find three comfortable bedrooms, providing a peaceful retreat for rest and rejuvenation. The first floor is completed by a modern shower room, ensuring convenience for all residents. The property boasts off-road parking for two vehicles, with the potential for further extension, making it ideal for those with multiple cars.

The low-maintenance rear garden is easily accessible via side gated access, offering a private outdoor space for relaxation or entertaining guests. The location is particularly advantageous, with a local Co-op shop, a popular fish and chip shop, and a bus stop just a short stroll away. For those seeking a more vibrant atmosphere, the town centre is merely a five-minute drive, where you will find a variety of supermarkets, shops, cafes, and a train station.

This delightful home is offered with no chain, making it an attractive prospect for those looking to move in swiftly. With its combination of space, convenience, and a prime location, this property is not to be missed.

3 1 3 D

Council Tax Band: C







Entrance Hall
Composite obscured double glazed front door into the entrance hall having stairs leading off to the first floor accommodation, radiator, power points, telephone point and under stairs alcove.

Lounge
14’2 x 12’0
UPVC double glazed box bay window to the front, internal French doors into the dining room, gas fireplace, radiator, power points, TV point.

Dining Room
10’0 x 9’0
Sliding double glazed patio doors onto the rear garden, radiator, power points and an internal door to the kitchen.

Kitchen
10’0 x 9’0
UPVC double glazed window to the rear, base and eyelevel units with worksurface over, sink and drainer with mixer tap over, space and point for freestanding cooker, space and point for freestanding fridge freezer, tiled floor, tile splashback, radiator, power points, door to the utility room.

Utility Room
8’6 x 6’0
UPVC double glazed window and door to the rear garden, eye level units with work surface over, space and plumbing for washing machine, space and plumbing for dishwasher, space and points for tumble dryer, power points, TV point, storage cupboard and a door to the cloakroom.

Cloakroom
UPVC obscured double glazed window to the side, WC, wash hand basin with tap over.

Converted Garage/Play Room
15’5 x 8’4
Power points, fuse box, loft hatch, wall mounted gas boiler housed in a storage cupboard and an internal door through to the entrance hall.

Landing
UPVC double glazed window to the side, loft hatch and power point.

Shower Room
UPVC obscured double glazed window to the rear, WC with push button flush, pedestal wash hand basin with mixer tap over and a separate shower cubical with built-in mixer shower, radiator and shaver point.

Bedroom One
14’2 x 10’0
Measurements into the built-in wardrobes, UPVC double glazed window to the front, radiator, power points, telephone point, two double wardrobes with shelving and hanging space.

Bedroom Two
10’8 x 10'0
Measurements into the built-in single wardrobe and airing cupboard, UPVC double glazed window to the rear, radiator, power points, airing cupboard with hot water tank and built-in single wardrobe

Bedroom Three
10’0 x 8’0 max
UPVC double glazed window to the front, radiator, power points and built-in single wardrobe.

Outside
There is a tarmac driveway offering parking for two cars and a decorative chipping driveway for another car. Side gate access leading into the rear garden which is enclosed by panel fencing, it is low maintenance being laid to patio, has an outside tap and outside light.































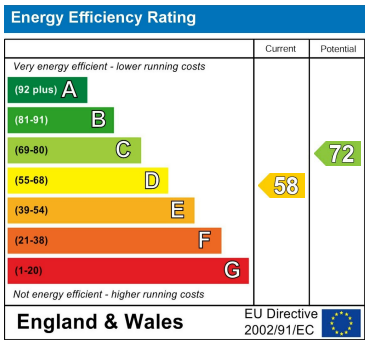


Viewings

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

EPC Rating:

D





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