BRADLEY JAMES

ESTATE AGENTS









4 Matmore Gate, Spalding, Lincolnshire, PE11 2PN

Asking price £205,000

- No chain
- Lounge with box bay window and real wood flooring
- Kitchen refitted in 2021 and walk-in pantry
- Refitted downstairs bathroom in 2021
- Off road parking for one but can be extended to creating another parking space
- Two reception rooms
- Double aspect lounge
- Utility room
- Upstairs cloakroom and three generously sized bedrooms
- Walking distance to local Tesco express, primary school and two secondary schools

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

Located in the popular area of Matmore Gate, Spalding, this delightful detached house offers a wonderful opportunity for those seeking a home with character and potential. With its older style, this property boasts a good-sized plot and is available with no onward chain, making it an attractive prospect for buyers.

Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious lounge featuring a box bay window and elegant real wood flooring. The dining room, with its double aspect, provides a bright and airy atmosphere, seamlessly connecting to the kitchen which was refitted in 2021, this room includes a convenient walk-in pantry and a utility room. A downstairs bathroom adds to the practicality of the ground floor.

The first floor comprises three generously sized bedrooms, with the third bedroom benefiting from an upstairs cloakroom. While the property does require some work, it presents an excellent canvas for personalisation and improvement.

Location is key, and this home is ideally situated within walking distance of a local primary school, two secondary schools, and a Tesco Express with a post office and fish and chip shop. For those who enjoy the outdoors, the Coronation Channel is nearby, offering picturesque riverside walks.

The town centre is just a short 4-5 minute drive away, providing easy access to the bus and train stations, as well as major amenities. Additionally, the property enjoys great road links to the A16, connecting you to Norfolk, Lincoln, and Peterborough.

This charming house in Matmore Gate is a fantastic opportunity for families or individuals looking to create their dream home in a convenient and vibrant location.

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Council Tax Band: B







Entrance Hall
Composite obscured double glazed front door into the entrance porch with character tiled flooring leading through an internal wooden door to the entrance hall which has character tiled flooring, stairs leading off to the first floor accommodation, radiator and telephone points.

Lounge
13'0 x 12'5 into bay window
UPVC double glazed box bay window to the front, real wood flooring, radiator power points and electric fireplace.

Dining Room
12'8 x 12'0
Double aspect with the UPVC double glazed window to the rear and side, real wood flooring, radiator, power points and electric fireplace.

Kitchen
9'8 x 7'8
UPVC double glazed window to the side and a wooden door to the side leading to the rear garden, base and eye level units with work surface over, Belfast sink with mixer taps over, integrated electric oven and grill with a Smeg electric hob, space and point for fridge, power points with USB charging points, radiator, sliding door to the walk-in pantry with UPVC obscured double glazed window to the side and shelving and internal door through to the utility room.

Utility Room
8'0 x 5'2
UPVC obscured double glazed window to the side, eye level units, radiator, power point, space and plumbing for washing machine.

Downstairs Bathroom
UPVC obscured double glazed window to the side, WC with high-level flush, vanity wash hand basin with mixer tap over and character storage unit beneath, roll top bath with side mounted mixer tap over and telephone style handheld shower head over, wall mounted heated towel rail, wall mounted electric heater, extractor fan, tiled splash back and tiled floor.

Landing
Wooden obscured single glazed window to the side, storage cupboard and doors arranged off to three bedrooms.

Bedroom One
16'4 x 10'8
Two UPVC double glazed windows to the front, radiator and power points

Bedroom Two
12'0 x 10'5
UPVC double glazed window to the rear, radiator, power points and picture rail.

Bedroom Three
14'5 x 8'1 max
UPVC double glazed window to the rear, radiator, power points, real wood flooring, cloakroom area with WC and push button flush, wash hand basin with taps over and tile splash back. Airing cupboard with wall mounted Worcester Bosch boiler.

Outside
Outside there is off-road parking for one vehicle but this can be extended to 2 parking spaces if needed. Side gated access to the rear garden which is enclosed by panel fencing.

































Viewings

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

EPC Rating:



