



BRADLEY JAMES

ESTATE AGENTS



2 Osier Road, Spalding, Lincolnshire, PE11 1UU

Asking price £275,000

- No chain
- Versatile living accommodation
- Downstairs cloakroom and shower room
- Kitchen leading onto a conservatory
- Low maintenance rear garden
- Four reception rooms
- Three-four bedrooms
- Upstairs bathroom
- Off road parking for three-four cars that leads to a detached garage workshop.
- Walking distance to local amenities

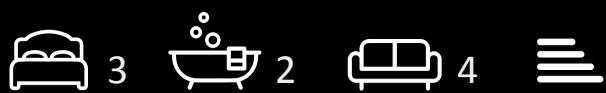
Nestled on Osier Road in the charming town of Spalding, this delightful three-four bedroom, no chain detached house offering a perfect blend of character and modern convenience. With its older style architecture, this property boasts an impressive layout featuring four spacious reception rooms, three well-proportioned bedrooms, and the flexibility to utilise a downstairs reception room as a fourth bedroom if desired.

The ground floor is enhanced by a contemporary cloakroom and shower room, ensuring practicality for family living. The upstairs bathroom adds to the comfort of this home, making it ideal for both relaxation and functionality.

Outside, the property provides ample off-road parking for three- four vehicles, leading to a garage workshop that presents an excellent opportunity for storage or hobbies. The low-maintenance rear garden is perfect for those who prefer to spend their time enjoying the outdoors rather than tending to extensive gardening.

Conveniently located, you will find yourself within walking distance of a local pub, leisure centre, and shop, while the town centre is just a five-minute drive or a leisurely 15-20 minute stroll away. The nearby train station, supermarkets, and restaurants further enhance the appeal of this location. For nature enthusiasts, picturesque riverside walks are right on your doorstep, and excellent road links to the A16 provide easy access to Peterborough, Norfolk, and Lincoln.

This property is offered with no onward chain, making it an ideal choice for those looking to move in without delay. Whether you are a growing family or seeking a versatile space to accommodate various needs, this home on Osier Road is a must-see.



Council Tax Band: A



Entrance Hall

UPVC obscured double glazed front door into the entrance hall which has stairs leading off to the first floor accommodation, radiator, and a door to the lounge and kitchen.

Lounge

13'9 x 12' into bay window

UPVC double glazed bay window to the front and UPVC double glazed window to the side, radiator, power points, TV points, telephone point, wall lights and skimmed and coved ceiling.

Kitchen

16'5 x 7'8

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 five burner gas hob and extractor over, space and plumbing for washing machine, space and point for fridge freezer, fuse box, tiled floor, power points, skimmed and coved ceiling with inset spotlights, internal door to the rear entrance, sitting room and an archway through to the conservatory.

Conservatory

10'2 x 7'5

Brick and UPVC construction with UPVC double glazed French doors onto the rear garden, radiator, power points, tiled floor and wall lights.

Family Room

13'6 x 10'7 into bay window

UPVC double glazed bay window to the front, radiator, power points, storage cupboard, wall lights and telephone points.

Rear Entrance

UPVC obscured double glazed door to the rear garden, power points, tiled floor and a door to the garden room and cloakroom.

Cloakroom

Comfort level WC with push button flush, pedestal wash hand basin with mixer taps over, radiator and extractor fan.

Garden Room

10'3 x 10'3

UPVC double glazed window to the side and UPVC double glazed doors onto the rear garden, radiator, power points, extractor fan and a walk-in double shower with built-in mixer shower and inset shelving.

Landing

Loft hatch and doors to the bedrooms, bathroom and the study.

Study

5'2 x 4'0

UPVC double glazed window to the front.

Bedroom One

12'0 x 11'2

UPVC double glazed window to the front, radiator, power points, wall lights and built-in wardrobes.

Bedroom Two

10'8 x 8'7

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

Bedroom Three

8'7 x 8'0

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

Bathroom

Family bathroom with UPVC obscured double glazed window to the rear, panel bath with mixer tap over, WC, pedestal wash hand basin with taps over and wall mounted heated towel rail.

Outside

There is a private driveway which is laid to gravel. This leads to the detached over sized single garage. There is gated access from the front garden leading to the low maintenance rear garden which is enclosed by panel fencing, it is laid to gravel and a block paved patio with a small Astroturf area, outside light and outside tap.

Garage

21'0 x 11'0

Wooden double doors to the front, fuse box, power and lighting connected and a wooden door to the side leading into the rear garden.







Viewings

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

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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. 65.6 sq. metres (705.7 sq. feet)



First Floor

Approx. 43.6 sq. metres (469.4 sq. feet)

