



BRADLEY JAMES

ESTATE AGENTS



129 Spalding Road, Pinchbeck, Spalding, PE11 3UE

Asking price £269,950

- Deceptively Spacious
- Three Reception Rooms
- Tandem Garage
- Utility Room
- Bay Fronted Lounge
- Extended Family Home
- Three Double Bedrooms
- Extended Kitchen With Vaulted Ceiling And Integrated Appliances
- Family Room
- Loft Is Ready For Conversion

# 129 Spalding Road, Spalding PE11 3UE

Bradley James welcomes you to Spalding Road. This beautiful EXTENDED semi-detached house from the 1930s offers deceptively spacious living accommodation, perfect for modern living.

The property boasts three well-appointed reception rooms, including a cosy bay-fronted lounge. The heart of the home is undoubtedly the stunning extended open-plan kitchen diner with vaulted ceiling, featuring integrated appliances and French doors that lead to the beautifully landscaped rear garden. This flows through to your own family room ideal for family gathering and cosy evenings.

Completing the ground floor is a practical utility room and a modern cloakroom, along with an internal door that provides access to a tandem garage.

Upstairs, the generous space continues with three double bedrooms, each designed for comfort and convenience. The master bedroom features built-in wardrobes and a charming bay window, while the other two bedrooms are equally spacious, with the third bedroom offering potential for an en-suite if desired. The loft has been thoughtfully prepared for a conversion, already equipped with a Velux window, allowing for further expansion of living space.

Outside, the property is enhanced by a bespoke brick wall and a block-paved driveway that accommodates three cars, leading to the tandem garage for two cars. Side gated access opens up to two gardens, providing ample outdoor space for relaxation and recreation.

Ideally located, this home is just a short five-minute drive from the amenities of Pinchbeck and Spalding, including a fish and chip shop, primary school, and Hargrave's Butchers. Spalding Train Station is also conveniently nearby, along with excellent road links to the A16 and the popular Springfields Garden Outlet Centre. This property truly offers a wonderful blend of space, comfort, and accessibility, making it an ideal choice for families seeking a welcoming home in a vibrant community.



Council Tax Band: B



### Porch

UPVC double glazed front door into the entrance porch and tiled floor.

### Entrance Hall

Wooden obscured single glazed internal door into the entrance hall which has stairs leading off to the first floor accommodation, radiator, power points, skimmed ceiling and under stairs storage cupboard.

### Lounge

13'4 x 11'5

UPVC double glazed bay window to the front, radiator, power points, space for log burner, aerial point and telephone point.

### Kitchen Diner, Family Room

18'7 x 18'1

UPVC double glazed window to the rear, UPVC double glazed windows and French doors to the rear garden, two key lite sky windows in the ceiling, base and eye level units with work surface over, sink and drainer with mixer taps over, integrated double electric oven and grill, integrated microwave, space and plumbing for dishwasher, space and point for fridge freezer, radiator, power points, voltage ceiling in the kitchen area with skimmed ceiling and inset spotlights, the family room has a vertical wall mounted radiator, power points, TV point and skimmed ceiling.

### Utility Room

9'3 x 7'0 narrows to 3'0

UPVC double glazed window to the rear, eye level units with work surface over, space and plumbing for washing machine, space and point for tumble dryer, power points, loft hatch, skimmed ceiling with inset spotlights, door going into the tandem garage and a door to the cloakroom.

### Cloakroom

UPVC obscured double glazed window to the side, WC with push button flush, vanity wash hand basin with mixer taps over, tiled splashback and storage cupboard beneath, radiator and skimmed ceiling with inset spotlights.

### Landing

Power points and loft hatch which is boarded and has a loft ladder.

### Bedroom 1

13'0 x 11'6

UPVC double glazed bay window to the front, radiator, power points, skimmed ceiling and fitted wardrobes. (The measurements include the built-in fitted wardrobes)

### Bedroom 2

16'4 x 11'0 narrows to 7'4

Two UPVC double glazed windows to the front, radiator, power points, there's another loft hatch which is in the extension, this is ready to be converted to another room if needed and already has a key lite window.

### Bedroom 3

13'4 x 11'5

UPVC double glazed window to the rear, radiator, power points and skimmed ceiling. There's a door leading through to a dressing room but this was a space for an en-suite as it has a UPVC obscured double glazed window to the rear and an airing cupboard to the other side for the plumbing.

### Bathroom

Four piece bathroom suite, double aspect with a UPVC obscured double glazed window to the side and rear, panel bath with corner mounted mixer taps over and a mixer handheld showerhead over, vanity wash basin with mixer taps over, WC with push button flush, all set in storage units with base and eye level units with work surface over, double shower cubicle with an electric shower with fixed showerhead and a separate showerhead on a sliding adjustable rail, wall mounted heated towel rail and skimmed ceiling with inset spotlights.

### Outside

The property is enclosed by a bespoke brick wall to the front and fencing to the side, there's a block paved driveway which leads to the tandem garage. There is side gated access to the rear garden which is enclosed by panel fencing there is a separate part of the garden to the rear, the first part is predominantly laid to lawn, extended patio seating area, tap and outside lights, the second part of the garden has a storage shed.

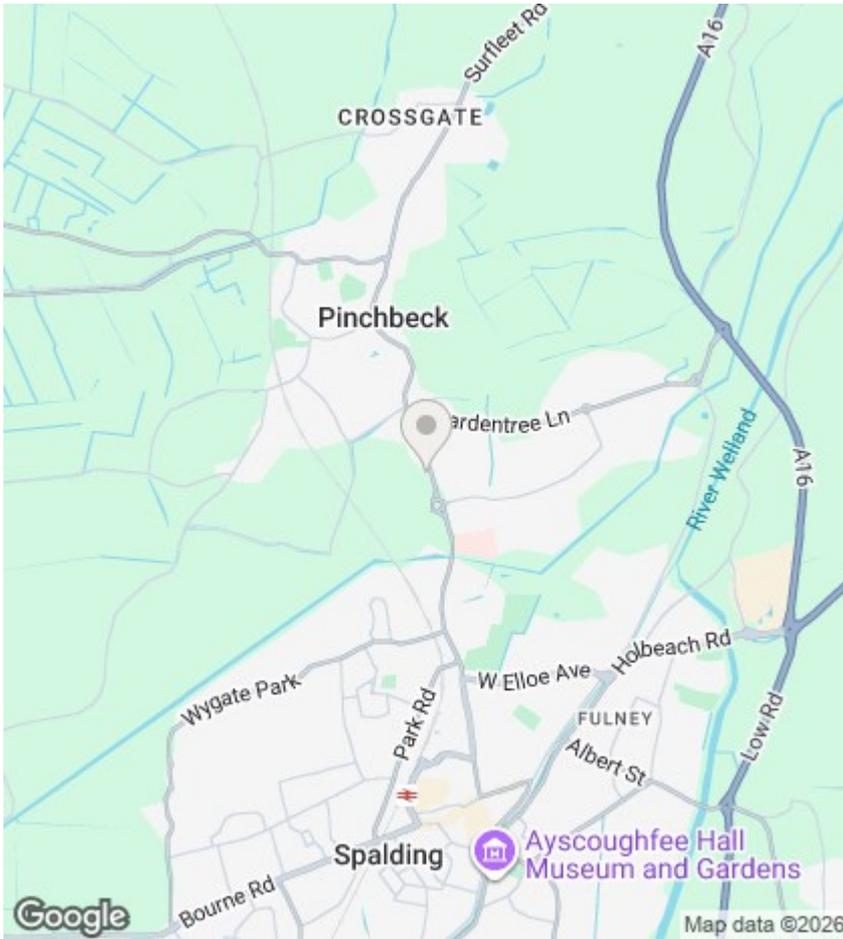
### Tandem Garage

28'7 x 8'7

Remote controlled electric roller door to the front, fuse box, wall mounted boiler and a door going into the utility room.







## Viewings

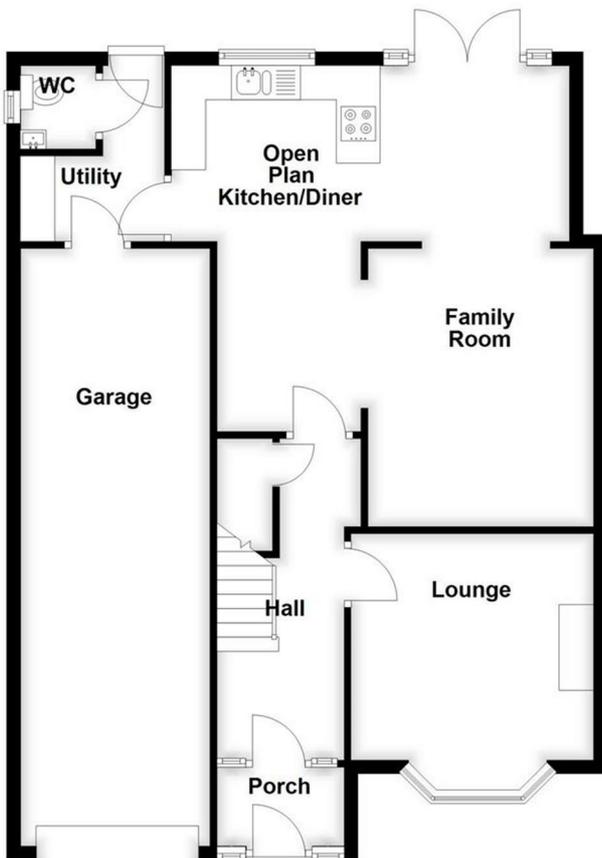
Viewings by arrangement only. Call 01775 233130 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### Ground Floor

Approx. 89.2 sq. metres (960.5 sq. feet)



### First Floor

Approx. 62.3 sq. metres (670.2 sq. feet)

