



BRADLEY JAMES

ESTATE AGENTS



13 Lilburn Drive, Spalding, PE11 3NY

Asking price £275,000

- DECEPTIVELY SPACIOUS
- 24 FOOT OPEN PLAN LOUNGE DINER
- FOUR BEDROOMS WITH A DOWNSTAIRS BEDROOM WITH EN-SUITE BATHROOM
- TWO YEAR OLD BOILER
- PRIVATE REAR GARDEN
- EXTENDED TO THE REAR
- 26 FOOT EXTENDED KITCHEN DINER
- MODERN UPSTAIRS SHOWER ROOM
- EXTENDED DINING ROOM
- WALKING DISTANCE TO LOCAL PRIMARY SCHOOL

13 Lilburn Drive, Spalding PE11 3NY

Bradley James Estate Agents offer for sale this deceptively spacious detached family home which is nestled on the popular road of Lilburn Drive in Spalding. With four well-proportioned bedrooms, including a convenient en-suite bathroom to one of the downstairs bedrooms, this property is perfect for families seeking both space and functionality.

The heart of the home is undoubtedly the impressive 26-foot extended kitchen diner, which provides an excellent space for family meals and entertaining. Complementing this is a generous 24-foot open plan lounge diner, along with an additional extension that creates a versatile dining room or playroom, ensuring ample room for relaxation and recreation.

The property also boasts a modern upstairs shower room and a recently updated boiler, adding to the appeal of this home.

Outside, side gated access leads to a lovely rear garden complete with a patio seating area and a shed for additional storage. you will find a good-sized garden that retains its charm despite the extensions, offering a private retreat for outdoor enjoyment. The front garden and off-road parking enhance the convenience of this property.

Situated in a popular location, this home is within walking distance to local amenities, including a Co-op shop, bus stop, and a delightful fish and chip shop. The town centre is just a five-minute drive away, where a variety of restaurants and shops await and a train station. Additionally, the Springfields Garden Outlet Centre is also a short drive, and the excellent access to the A16 connects you to Peterborough, Stamford, Norfolk, and Lincoln.

This property is a wonderful opportunity for those seeking a spacious family home in a convenient and vibrant location.



Council Tax Band: C



Entrance Hall

UPVC obscured double glazed front door into the entrance hall with stairs leading up to the first floor accommodation and radiator.

Lounge Diner

24'0 x 12'7

UPVC double glazed window to the front, radiator, power points, TV point, skimmed and coved ceiling, internal door going into the kitchen and internal French door going onto the extended dining room.

Extended Dining Room

13'1 x 9'7

UPVC double glazed window to the rear, two UPVC double glazed windows to the side, radiator and power points.

Kitchen Diner

26'4 x 9'8

The kitchen diner has been extended and has a UPVC double glazed window to the side, UPVC double glazed patio doors to the rear garden, base and eye level units with work surface over, space and point for freestanding cooker, space and point for fridge freezer, sink and drainer with taps over, tiled splashback, radiator and power points.

Bedroom 4 (Downstairs)

11'5 x 7'7

Double aspect with a UPVC double glazed window to the side and rear, radiator, power points, built in storage and door to the en-suite.

Bedroom 4 En-suite

Ensuite bathroom, UPVC obscured double glazed window to the side, panel bath with taps over and it built in mixer shower, W/C with push button flush, pedestal wash hand basin with taps over, wall mounted electric heated towel rail, extractor fan, fully tiled floor and tiled walls.

Landing

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

Bedroom 1

12'0 x 11'4

UPVC double glazed windows to the front, radiator, power point and skimmed and coved ceiling.

Bedroom 2

11'7 x 11'4

UPVC double glazed window to the rear, radiator, power points, sink with mixer taps over, base units and skimmed and coved ceiling.

Bedroom 3

9'0 x 7'5

UPVC double glazed window to the front, radiator, power points and skimmed and coved ceiling.

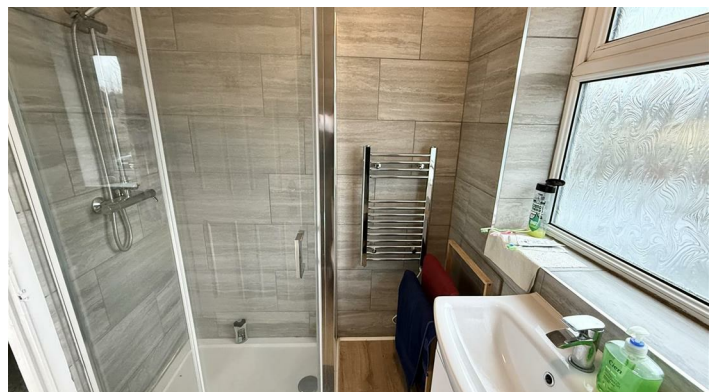
Shower Room

UPVC obscured double glazed window to the rear, WC with push button flush, vanity wash hand basin with mixer taps over and storage cupboards beneath, wall mounted electric heater towel rail, separate shower cubicle which is fully tiled with a built-in mixer shower with a fixed showerhead and a separate showerhead on a sliding adjustable rail, fully tiled walls, extractor fan and airing cupboard with wall mounted Combi boiler.

Outside

The property has a laid to lawn area and the rest is gravel off-road parking that leads to the garage. The garage has been converted so the front has room for storage and the rest is the en-suite and bedroom, side gated access leading through to the rear garden which is enclosed by a panel fencing, it is predominantly laid to lawn, has a shed, a patio seating area, outside tap, in the garage there is space and plumbing for washing machine.







Viewings

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

EPC Rating:

C

| Energy Efficiency Rating | | |
|---------------------------------------------|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 70 | 79 |
| (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 | |

