



BRADLEY JAMES

ESTATE AGENTS



128 Park Road, Spalding, Lincolnshire, PE11 1QZ

Guide price £135,000

- NO CHAIN
- LOUNGE
- MODERN KITCHEN
- UTILITY/BOILER ROOM
- WALKING DISTANCE TO TOWN CENTRE AND TRAIN STATION
- TWO BEDROOMS
- FAMILY ROOM
- UPSTAIRS BATHROOM
- REAR GARDEN
- RECENTLY DECORATED

128 Park Road, Spalding PE11 1QZ

Guide Price £135,000-£145,000

Bradley James are pleased to offer for sale this quaint mid terrace cottage which is offered with NO CHAIN. Potential to drop the curb at the front to create off road parking subject to planning.

Nestled on Park Road in the charming town of Spalding, this delightful mid-terrace cottage offers a perfect blend of character and modern living. Recently updated, the property boasts two inviting reception rooms, comprising a cosy lounge and a family room, ideal for relaxation and entertaining. The heart of the home is a contemporary kitchen, which conveniently connects to a utility boiler room, enhancing functionality.

On the upper floor, you will find two well-proportioned bedrooms, complemented by a stylish modern bathroom, ensuring comfort for all residents. The property also features a generous rear garden, providing a lovely outdoor space for gardening or enjoying the fresh air.

Situated within walking distance to a variety of local amenities, including shops, restaurants, cafes, and Sainsbury's, this home is perfectly positioned for convenience. Spalding Train Station is also nearby, making commuting a breeze. Additionally, the property benefits from excellent road links to the A16, connecting you to Stamford, Peterborough, Lincoln, and Norfolk.

With no onward chain, this charming cottage is ready for you to move in and make it your own. Whether you are a first-time buyer or looking for a quaint retreat, this property is not to be missed.



Council Tax Band: A



Lounge

13'0 x 11'2

UPVC double glazed window to the front and wooden door to the front, open fireplace, radiator, power points, TV point, telephone point, decorative coving, skimmed ceiling and storage cupboards with worktops over.

has some wooden fencing and shrubs, patio seating area and outside tap.

Family Room

12'1 x 10'1

UPVC double glazed window to the rear, radiator, power points, decorative coving and skimmed ceiling, under stairs storage cupboard, built-in storage cupboard with shelving, a door leading to the staircase and another door leading through to the kitchen.

Kitchen

12'5 x 7'0

UPVC double glazed windows to the side and a wooden door to the side, base and eye level units with work surface over, integrated Neff electric oven and grill, electric hob with extractor over, sink and drainer with mixer taps over, space and point for fridge, tiled splashback, tiled floor, power points, radiator and skimmed and coved ceiling with inset spotlights.

Utility Room

UPVC double glazed window to rear, space and plumbing for washing machine, tiled floor, power points and wall mounted boiler.

Landing

Loft hatch, skimmed and coved ceiling, radiator, power points and storage cupboard.

Bedroom 1

13'0 x 11'2

UPVC double glazed window to the front, decorative fireplace, radiator, power points, TV point, skimmed and coved ceiling and single storage cupboard.

Bedroom 2

12'6 x 7'0

UPVC double glazed window to the rear, radiator, power points and skimmed and coved ceiling with inset spotlights.

Family Bathroom

UPVC obscured double glazed window to the rear, WC, pedestal wash hand basin with mixer taps over, panel bath with mixer taps over, mixer tap shower with shower screen, wall mounted light with shaver point, tiled splashback, decorative fireplace, tiled floor, radiator and skimmed and coved ceiling.

Outside

There's a low-level brick wall to the boundaries. It is laid to gravel with a patio path leading to the front door.

There's side access via a shared path to the rear leading to the rear garden which is enclosed by a brick wall and







Viewings

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

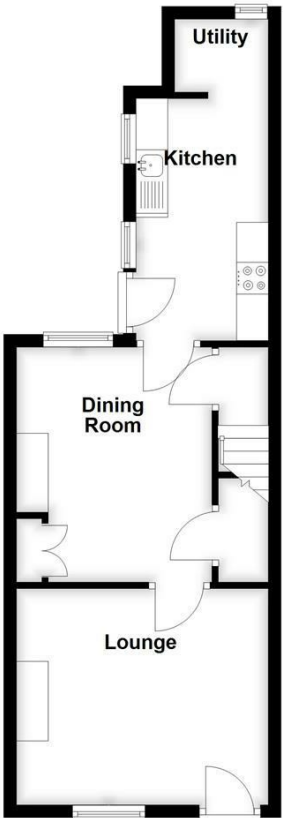
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

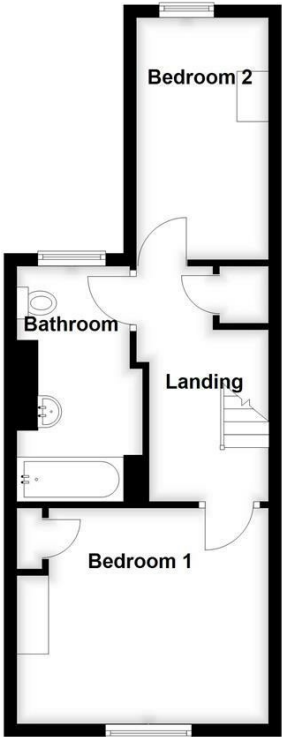
Ground Floor

Approx. 38.4 sq. metres (413.2 sq. feet)



First Floor

Approx. 36.0 sq. metres (387.0 sq. feet)



Total area: approx. 74.3 sq. metres (800.3 sq. feet)