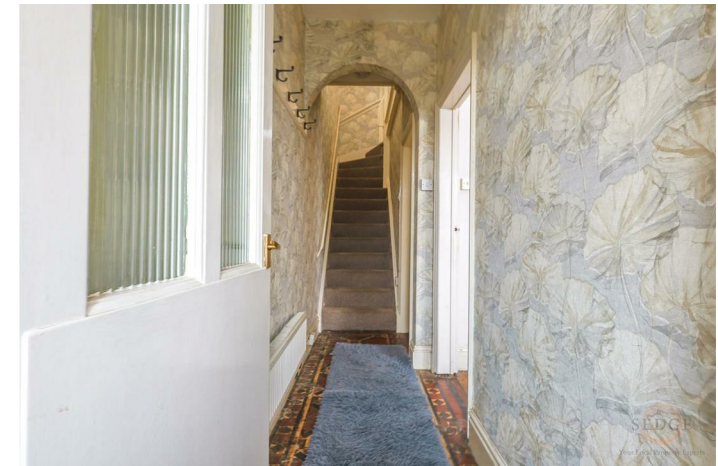




4 MATMORE GATE SPALDING, PE11 2PN

£244,750
FREEHOLD

A charming detached Edwardian home dating back to 1905, ideally situated within easy walking distance of Spalding High School and offered to the market with no onward chain. Retaining a wealth of original character features, this spacious three-bedroom property offers approximately 1,119 sq ft of accommodation, including two generous reception rooms, a refitted kitchen with Belfast sink and walk-in pantry, a utility room and a stylish ground floor bathroom. Occupying a generous plot with an enclosed rear garden and driveway parking for two vehicles, the property also benefits from gas central heating and uPVC double glazing. Requiring some cosmetic updating, this character-filled home presents an excellent opportunity for buyers to create a beautiful family residence in one of Spalding's most desirable locations.

4 MATMORE GATE

- Charming detached Edwardian home dating back to 1905
- Retains a wealth of original character and period features
- Offered with no onward chain and vacant possession
- Prime location within easy walking distance of Spalding High School
- Stylish refitted kitchen with Belfast sink, generous walk-in L-shaped pantry and separate utility room
- Two spacious reception rooms, including a lounge with attractive stripped wooden flooring
- Gas central heating and uPVC double glazing throughout
- Generous 3,660 sq ft plot with enclosed rear garden
- Driveway providing off-road parking for two vehicles
- Excellent opportunity to modernise and add value



Summary

Situated in a highly sought-after residential location, just a short walk from Spalding High School, this attractive detached Edwardian residence offers an abundance of charm, generous living accommodation and exciting potential for its next owners.

Constructed in 1905, the property retains many original period features, beginning with the welcoming entrance hall where the original tiled flooring creates an impressive first impression. A useful shelved storage cupboard provides practical everyday storage, while the spacious layout throughout reflects the character and proportions expected from a home of this era.

The ground floor offers two generous reception rooms, providing flexible living and entertaining space. The lounge enjoys attractive stripped wooden flooring, while the dining room offers ample space for family meals and social gatherings.

The recently refitted kitchen has been thoughtfully designed to complement the home's character, featuring a classic Belfast sink, extensive work surfaces and excellent storage. A particularly impressive L-shaped walk-in pantry provides an abundance of shelving, while the adjoining utility room offers further practicality and keeps household appliances neatly tucked away.

Completing the ground floor is a beautifully refitted bathroom incorporating a traditional claw-foot bath alongside a wash basin set within a vintage-style vanity unit, perfectly blending modern comfort with period style.

To the first floor are three generously proportioned bedrooms. Bedroom Three benefits from its own fitted wash basin and WC, making it ideal as a guest room, home office or

teenager's bedroom. The spacious landing also provides access to a large shelved storage cupboard.

The property benefits from gas central heating and uPVC double glazing throughout.

Outside, the home occupies a generous plot extending to approximately 3,660 sq ft. The enclosed rear garden is predominantly laid to lawn with a patio seating area, providing an excellent space for outdoor entertaining, children's play or keen gardeners. To the front, a private driveway provides off-road parking for two vehicles.

Having previously been tenanted, the property would now benefit from some cosmetic updating, presenting a fantastic opportunity for buyers to personalise the accommodation and enhance its value while preserving its wonderful Edwardian character.

Offered to the market with no onward chain, this is a rare opportunity to acquire a characterful family home in one of Spalding's most desirable locations.

Early viewing is highly recommended.

4 MATMORE GATE





4 MATMORE GATE

ADDITIONAL INFORMATION

Local Authority – South Holland

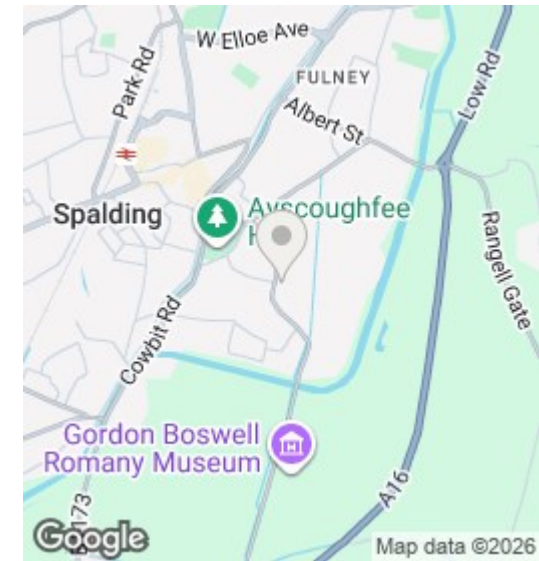
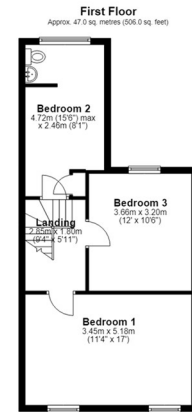
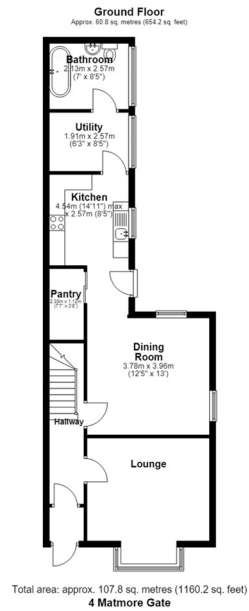
Council Tax – Band B

Viewings – By Appointment Only

Floor Area – 0.00 sq ft

Tenure – Freehold





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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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