



BRADLEY JAMES

ESTATE AGENTS



## 17A Spalding Road, Holbeach, Spalding, PE12 7HG

Asking price £240,000

- Extended to the rear
- Dining room off the kitchen
- Utility room and cloakroom off
- Modern upstairs bathroom
- Walking distance to a local primary and secondary school
- Bay fronted lounge with log burner and real wood flooring
- Garden room with French doors leading your rear garden
- Three bedrooms with a bay window in bedroom one
- Central location
- Great road links connecting Norfolk and Lincoln

# 17A Spalding Road, Spalding PE12 7HG

Bradley James welcomes you to Spalding Road, Holbeach. This EXTENDED delightful semi-detached family home offers a perfect blend of character and modern living. With three spacious bedrooms and three inviting reception rooms, this property is ideal for families seeking comfort and style.

As you enter, you are greeted by a bright and airy entrance hall that leads to a bay-fronted lounge, complete with a feature log burner and elegant real wood flooring, creating a warm and welcoming atmosphere. The heart of the home is the dining room, which flows seamlessly into an extended garden room, where French doors open up to the rear garden, allowing for an abundance of natural light and a lovely view of the outdoor space. Adjacent to the dining room, the well-appointed kitchen has access to a utility room and a convenient cloakroom.

On the first floor, you will find three generously sized bedrooms, with the master bedroom boasting a charming bay window that enhances the room's appeal. A modern bathroom serves all three bedrooms, ensuring comfort and convenience for the entire family.

Outside, the property benefits from block-paved off-road parking and side gated access to the rear garden, providing both practicality and privacy. Centrally located in Holbeach, this home is within walking distance to a variety of amenities, including local primary and secondary schools, shops, pubs, restaurants, and supermarkets such as Tesco and the new Aldi. Additionally, excellent road links to the A17 make it easy to connect to Norfolk and Lincoln.

This semi-detached home is a wonderful opportunity for those looking to settle in a vibrant community while enjoying the comforts of a well-designed family residence.



Council Tax Band:



### Entrance Hall

UPVC obscured double glazed front door into the entrance porch which has a UPVC obscured double glazed window to the side, go through the original front door into the entrance hall which has a UPVC double glazed window to the side, stairs leading off to the first floor accommodation, power points, under stairs storage, alcove, skimmed ceiling and off the hallway is an under stairs storage cupboard with fuse box.

### Lounge

16'3 x 12'5

UPVC double glazed bay window to the front, real wood flooring, inset log burner, curved radiator in the bay, power points and skimmed and coved ceiling.

### Dining Room

12'4 x 9'6

Radiator, power points, skimmed and coved ceiling then continues on to the garden room and has a block archway leading through to the kitchen.

### Garden Room

8'7 x 8'6

UPVC double glazed French doors leading onto the rear garden, power points and skimmed and coved ceiling.

### Kitchen

14'7 x 8'0

UPVC double glazed window to the side, UPVC obscured double glazed door to the side leading to the rear garden, base and eye level units with work surface over, sink and drainer with mixer tap over, space and point for freestanding cooker, space and plumbing for dishwasher, tiled floor, tiled splashback, skimmed and coved ceiling with inset spotlights and the entrance to the utility and downstairs cloakroom.

### Utility Room

UPVC obscured double glazed window to the rear, space and point for fridge freezer, space and plumbing for washing machine, wall mounted Worcester Bosch boiler, power points, skimmed ceiling and loft hatch.

### Cloakroom

UPVC obscured double glazed window to the rear, WC with push button flush, wash hand basin with mixer taps over, tiled splashback and skimmed ceiling.

### Landing

Power points and skimmed ceiling.

### Bedroom 1

16'3 x 12'5

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

### Bedroom 2

11'0 x 9'8

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

### Bedroom 3

9'2 x 8'1

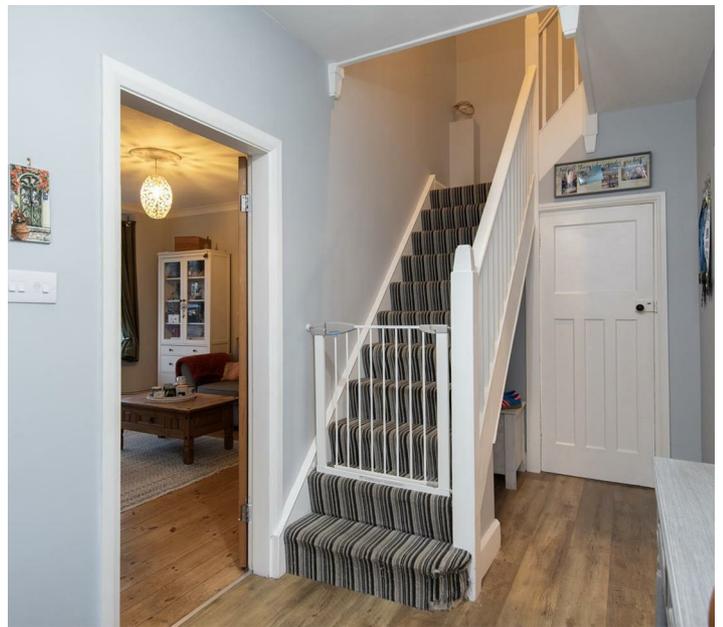
UPVC double glazed window to the rear, radiator, power points and skimmed ceiling.

### Bathroom

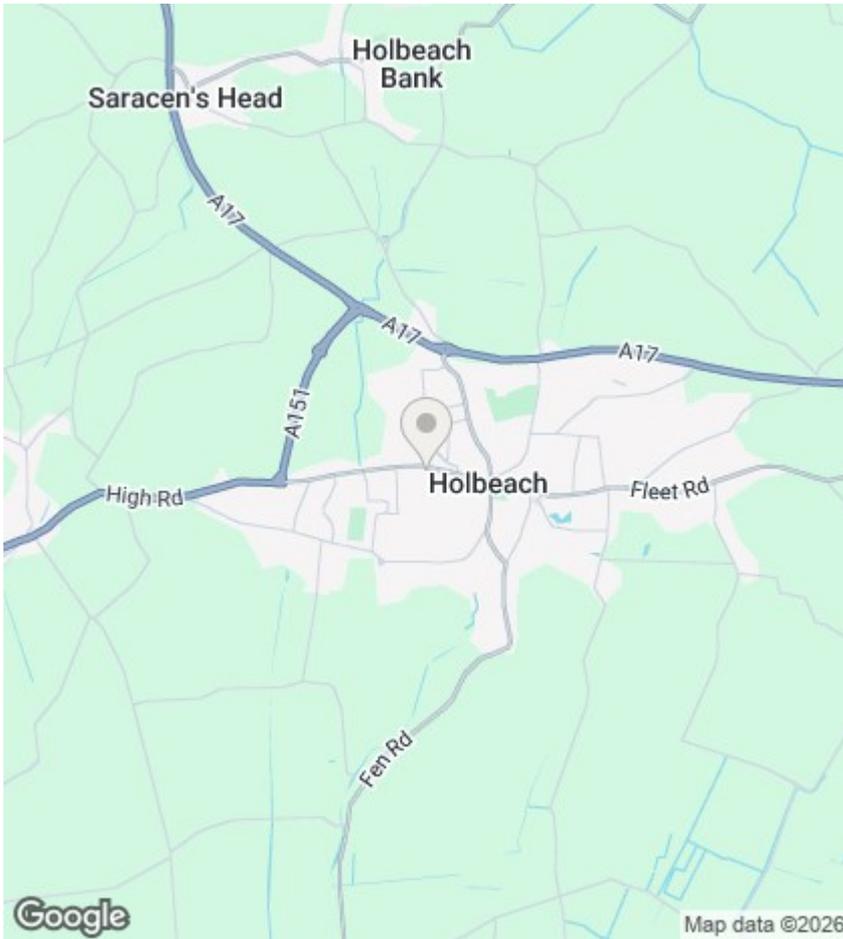
UPVC obscured double glazed window to the front and side, panel bath with side mounted mixer taps over and a built-in mixer shower over with a fixed showerhead and a separate showerhead on a sliding adjustable rail, shower screen, vanity wash hand basin with mixer taps and storage cupboards beneath, WC with push button flush, wall mounted heated towel rail, skimmed ceiling with inset spotlights and loft hatch.

### Outside

The property sits on a good size plot with panel fencing to one side and a low-level brick wall to the other, concrete off-road parking for four cars with side gated access and is enclosed by panel fencing. There's a concrete path, outside power point and door leading into the the kitchen. The rear garden is enclosed by panel fencing, extended decking seating area spanning across the rear of the property, the rest is laid to lawn, another patio seating area to the rear, a shed and outside light.







## Viewings

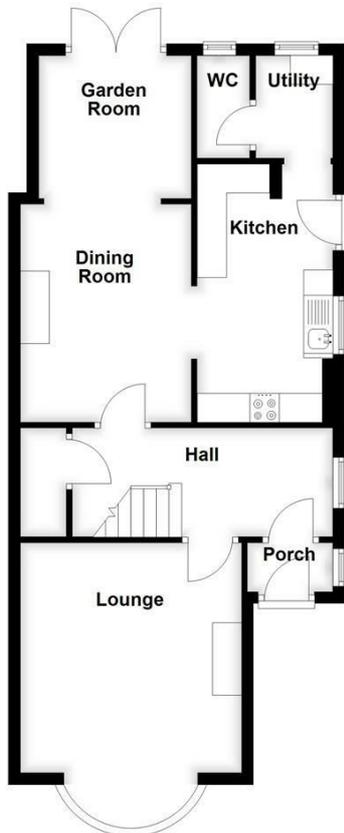
Viewings by arrangement only. Call 01775 233130 to make an appointment.

## EPC Rating:

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

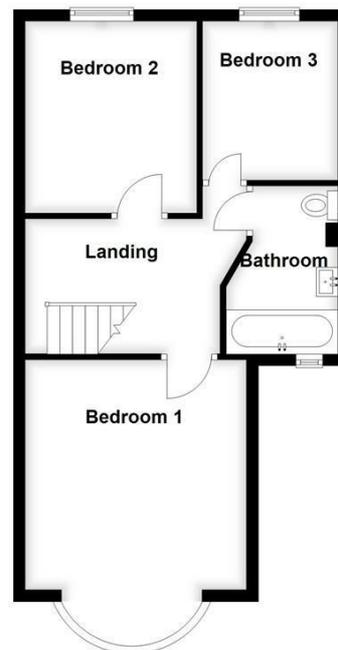
### Ground Floor

Approx. 60.2 sq. metres (648.1 sq. feet)



### First Floor

Approx. 46.7 sq. metres (502.4 sq. feet)



Total area: approx. 106.9 sq. metres (1150.5 sq. feet)