



BRADLEY JAMES

ESTATE AGENTS



45 Campbells Close, Spalding, Lincolnshire, PE11 2UH

Asking price £299,950

- First time the property has been on the market in 50 years
- Modern refitted integrated kitchen
- Four bedrooms
- Single garage with a store room behind
- Private landscaped rear garden
- Solar panels
- Lounge and dining room
- Off road parking which can be extended
- Extended garden room behind the garage
- Walking distance to local amenities and easy access to the A16

Nestled in the charming area of Campbells Close, Spalding, this delightful detached house presents a rare opportunity, as it has not been on the market for 50 years.

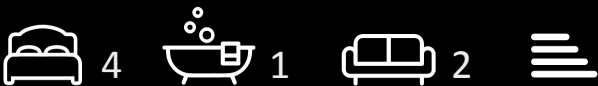
The property boasts solar panels and two spacious reception rooms, perfect for both relaxation and entertaining and cheaper bills. The upgraded modern kitchen, features sleek lines and is equipped with integrated Bosch appliances, including a central island that enhances the cooking experience. The lounge seamlessly flows into the dining room, offering picturesque views of the beautifully landscaped private rear garden.

On the first floor, you will find four well-proportioned bedrooms, complemented by a convenient shower room. The exterior of the property provides off-road parking, leading to a single garage. Additionally, there is side access to the private rear garden, which includes an extension off the back of the garage. This versatile space has been utilised as a gym by the current owners but could easily be transformed into a charming garden room with a few modifications.

The location is highly convenient, with a variety of local amenities within walking distance, including a shop with a post office, a fish and chip shop, a hairdresser, a 24-hour shop, and a petrol station.

The town centre is a leisurely 20-25 minute stroll along the river or a quick 4-5 minute drive, where you will find supermarkets, shops, restaurants, cafes, and a train station. Furthermore, the property offers easy access to the A16 bypass, connecting you to Norfolk, Lincoln, Peterborough, and Stamford.

This extended four-bedroom home in a popular location is a perfect choice for those looking to create lasting memories. We invite you to view this property and envision making it your forever home for the next 50 years.



Council Tax Band: C



### Entrance Hall

Composite obscured double glazed front door into the entrance hall which has stairs leading off to the first floor accommodation, data telephone points, radiator, power points and a door to the lounge, kitchen and cloakroom.

### Cloakroom

UPVC obscured double glazed window to the side, WC with push button flush, vanity wash hand basin with mixer tap over and storage drawer beneath, wall mounted heated towel rail, fully tiled walls and tiled floor.

### Lounge

17'1 x 10'1

UPVC double glazed window to the front, radiator, power points, TV points and a block archway flowing through to the dining room.

### Dining Room

11'0 x 10'0

UPVC double glazed window and door to the rear garden, radiator, power points and an internal door to the modern refitted kitchen.

### Kitchen

15'1 x 12'1 max

UPVC double glazed window to the rear, UPVC obscured double glazed door to the rear garden, base and eye level units with work surface over, sink and drainer with mixer tap over, integrated Bosch electric oven and grill with an integrated Bosch microwave, integrated Bosch induction hob with Bosch extractor over, integrated fridge and freezer, integrated Bosch dishwasher, integrated Bosch washing machine, central island, tiled splashback, tiled floor, power points, skimmed and coved ceiling with inset spotlights and pantry.

### Landing

UPVC double glazed window to the side, radiator, power points, loft hatch and double airing cupboard with a Viessmann boiler.

### Bedroom 1

13'1 x 12'1

Measurements into the built-in wardrobes, UPVC double glazed window to the front, radiator, power points and built-in wardrobes.

### Bedroom 2

11'0 x 9'1

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

### Bedroom 3

9'1 x 9'1

UPVC double glazed window to the front, radiator, power points and a built-in single wardrobe. The measurement doesn't go into the built-in wardrobe.

### Bedroom 4

9'0 x 8'0

UPVC double glazed window to the rear, radiator, power points and a built-in single wardrobe. The measurement doesn't go into the built-in wardrobe.

### Family Shower Room

UPVC obscured double glazed window to the rear, walk-in double shower cubicle with electric shower, WC, vanity wash hand basin with taps over with storage cupboards beneath and above with worksurface over, shaver point and wall mounted heated towel rail.

### Outside

The property has solar panels on the roof which are owned. The front garden is laid to lawn with a tarmac driveway. The driveway can be extended for a further two cars if needed. There's a single garage with store room behind. Side access with space for wheelie bins to the side, the rear garden is enclosed by panel fencing and benefits from not being overlooked from the rear, it is predominantly laid to lawn with an extended patio seating area, a further patio seating area to the rear, two sheds, outside light and outside tap.

### Garage

20'0 x 8'1

Remote controlled electric roller door, UPVC obscure double glazed window to the side, fuse box, power points and electric heater. Behind the garage is a store room with space and point for fridge and freezer, power points and a further internal door to the garden room/gym.

### Garden Room/Gym

17'1 x 9'1

Wooden single glazed door to the side going into the rear garden, wooden single glazed window looking into the garden, plastered walls, power points, lights and wall mounted electric heater.







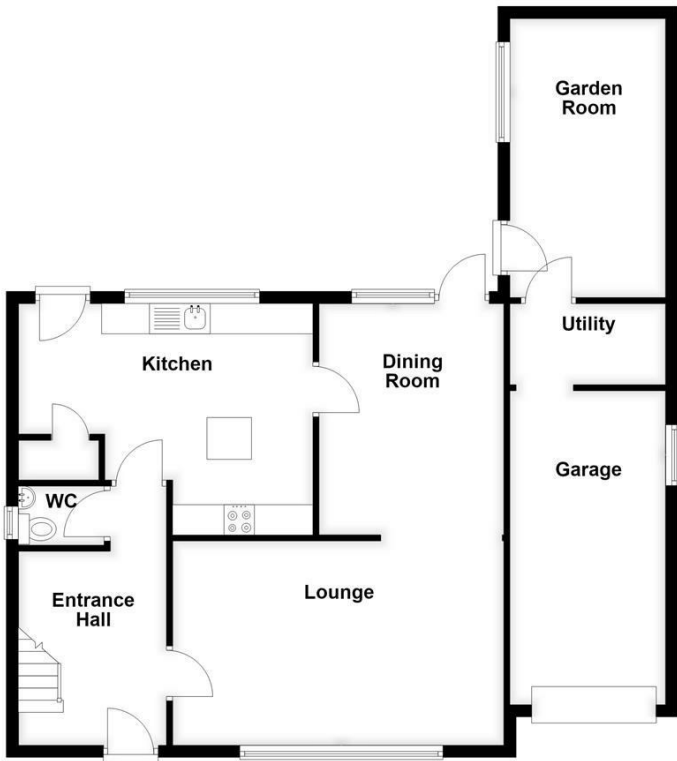
Viewings

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

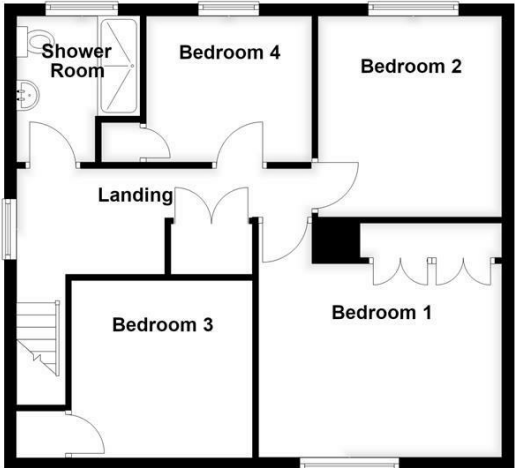
EPC Rating:

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) 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 |           |

Ground Floor  
Approx. 87.7 sq. metres (944.4 sq. feet)



First Floor  
Approx. 58.2 sq. metres (626.1 sq. feet)



Total area: approx. 145.9 sq. metres (1570.4 sq. feet)