



BRADLEY JAMES

ESTATE AGENTS



40 Aintree Drive, Spalding, PE11 3BS

Asking price £255,000

- Lounge
- Kitchen with breakfast bar
- Cloakroom
- Bathroom
- Good sized rear garden
- Dining Room
- Utility room
- Three bedrooms
- Off road parking and single garage
- Walking distance to local amenities

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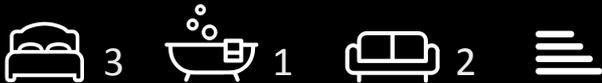
Nestled on Aintree Drive in the charming town of Spalding, this delightful detached house, built in 1977, offers a perfect blend of comfort and convenience. With a generous plot size, the property boasts ample off-road parking for up to two vehicles, along with a single garage, making it ideal for families or those with multiple cars.

Upon entering, you are greeted by a spacious entrance hall that leads to two inviting reception rooms. The lounge provides a cosy space for relaxation, while the dining room, featuring elegant French doors, opens up to a lovely private garden, perfect for entertaining or enjoying a quiet afternoon. The well-appointed kitchen includes a breakfast bar and conveniently connects to a utility room, enhancing the functionality of the home.

Upstairs, you will find three well-proportioned bedrooms, each offering a comfortable retreat. The modern bathroom is tastefully designed, catering to the needs of the household.

The outdoor space is a standout feature, with a great-sized private garden that offers a tranquil escape from the hustle and bustle of daily life. The property is conveniently located within walking distance to local shops, a gym, a 24-hour petrol station, and a popular fish and chip shop. For those seeking further amenities, the town centre is just a short drive away, providing access to primary and secondary schools, a variety of restaurants, and a train station.

With excellent road links to Peterborough, Stamford, Norfolk, and Lincoln via the A16, this property is not only a wonderful family home but also a gateway to exploring the surrounding areas. This charming residence is a must-see for anyone looking to settle in a vibrant community with all the necessary conveniences at their doorstep.



Council Tax Band: C



Entrance Hall

UPVC obscured double glazed door to the front and stairs leading to first floor accommodation.

Lounge

14'6 x 12'2

UPVC double glazed window to the front, radiator, power points, aerial point and a block archway leading through to the dining room.

Dining Room

12'1 x 9'7

UPVC double glazed window and French doors to the rear garden, radiator, power points and a serving hatch into the kitchen.

Kitchen Breakfast

12'2 x 8'6

UPVC double glazed window to the rear, base and eye level units with work surface over, sink and drainer with mixer taps over, integrated electric oven and grill with a integrated grill above, electric hob and extractor over, integrated dishwasher, breakfast bar, tiled splashback, tiled floor and power points,

Utility Room

7'5 x 6'6

UPVC double glazed window and door to the rear garden, eye level units with work surface over, space and plumbing for washing machine, space and point for tumble dryer, tiled floor, power points, radiator and a door to the pantry and downstairs cloakroom.

Pantry

Space and point for fridge freezer, tiled floor and power points.

Cloakroom

UPVC obscured double glazed window to the side, WC with push button flush, vanity wash hand basin with mixer tap over and storage cupboard beneath, half height tiled walls and tiled floor.

Landing

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

Bathroom

UPVC obscured double glazed window to the rear, panel bath with mixer taps over and a mixer tap shower, vanity wash hand basin with mixer taps and storage cupboard beneath, WC, shaver point, extractor fan, fully tiled walls and wall mounted heated towel rail.

Bedroom 1

14'7 x 11'0

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

Bedroom 2

12'2 x 11'0

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

Bedroom 3

7'4 x 6'10 max

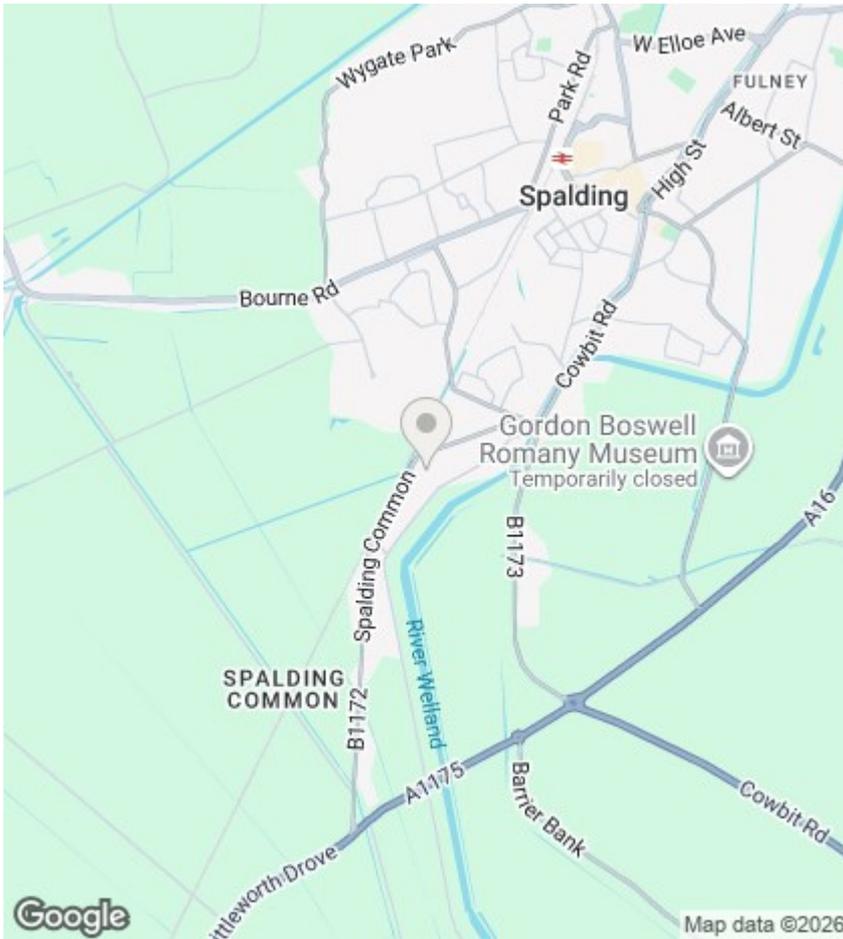
Uvpc double glazed window to the front, radiator and power points.

Outside

There's a laid to lawn area and a concrete off-road parking driveway which leads the single garage which has metal up and over door. There is side gated access to the rear garden which is enclosed by panel fencing. There's a concrete seating patio area and the rest is laid to lawn with a shed.







Viewings

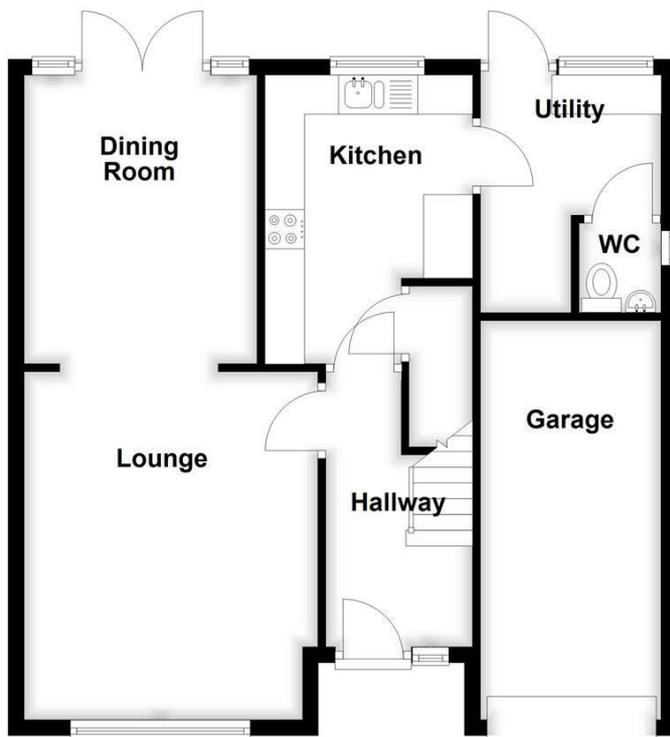
Viewings by arrangement only. Call 01775 233130 to make an appointment.

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	

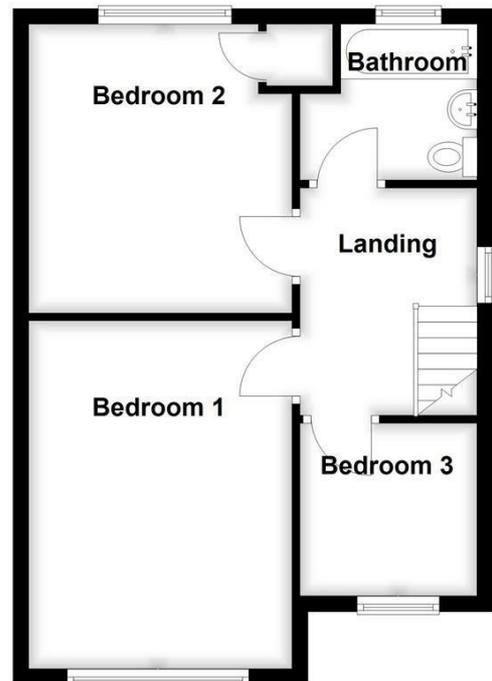
Ground Floor

Approx. 64.0 sq. metres (688.9 sq. feet)



First Floor

Approx. 44.5 sq. metres (478.7 sq. feet)



Total area: approx. 108.5 sq. metres (1167.6 sq. feet)