



BRADLEY JAMES

ESTATE AGENTS



23 The Parkway, Spalding, Lincolnshire, PE11 3EE

Asking price £350,000

- Sought after location
- Three reception rooms
- Generous lounge with log burner
- Located off a private road
- Owners have lived here for 22 years
- Walking distance to local primary school and bus stop
- Open plan kitchen diner and larger than average utility room
- Four bedrooms with en-suite to bedroom one
- Off road parking for around five-six cars this leads to a single garage

Nestled within the desirable Parkway Estate in Spalding, this impressive detached house offers a perfect blend of space, comfort, and convenience. Set back from the road, the property enjoys a tranquil position on a sought-after part of the estate, providing a peaceful retreat for families.

Upon entering, you will find three well-proportioned reception rooms, including a spacious lounge featuring a charming log burner and a window that overlooks the green area at the front. The open-plan kitchen diner is perfect for entertaining, this flows into the extended conservatory. Completing the downstairs accommodation is a generous utility room and a cloakroom for added convenience.

The first floor boasts four inviting bedrooms, with the larger than average master bedroom being particularly generous and benefiting from an en-suite shower room. The remaining three bedrooms are served by a well-appointed family bathroom, ensuring ample space for family living.

Outside, the property is situated off a private road and occupies a lovely plot with off-road parking for five to six vehicles, along with a single garage. The front garden is complemented by a green area to the front, while side gated access leads to the rear garden, which features patio seating areas, a lawned space, and a delightful gazebo—ideal for outdoor gatherings.

This home is conveniently located within walking distance of local amenities, including a primary school, shops, a fish and chip shop, and a bus stop.

The town centre is just a five-minute drive away, offering a train station, supermarkets, restaurants, and cafes. With excellent road links via the A16, connecting you to Peterborough, Norfolk, and Lincoln, this property is not only a wonderful family home but also a gateway to the wider region.

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Council Tax Band: D



Entrance Hall

Composite obscured double glazed front door into the entrance hall which has stairs leading off to the first floor accommodation, telephone data point, power points, radiator and under stairs storage cupboard.

Lounge

19'0 x 13'0

UPVC double glazed bay window to the front overlooking the green, radiator, power points, TV points, inset log burner and internal French doors leading through to the dining room.

Kitchen

11'1 x 9'1

UPVC double glazed window to the rear, base and eye level units with work surface over, sink and drainer with mixer tap over, integrated electric oven and grill with a electric hob, space and points for fridge, tiled floor, radiator, power points and an opening so you can look through to the dining room.

Dining Room

11'0 x 10'0

Sliding double glazed patio door onto the conservatory opening into the kitchen, radiator and power points.

Conservatory

11'0 x 10'0

Brick and UPVC construction with UPVC double glazed French doors onto the rear garden and power points.

Utility Room

9'0 x 8'0

UPVC double glazed window to the rear and double glazed door to the side, base units with work surface over, space and plumbing for dishwasher, space and plumbing for washing machine, space and points for tumble dryer, space and points for fridge freezer, tiled splashback, tiled floor, radiator, storage cupboard and a door to the cloakroom.

Cloakroom

UPVC obscured double glazed window to the side, WC, pedestal wash hand basin with taps over and radiator.

Landing

Loft hatch, power point and airing cupboard.

Bedroom 1

17'1 x 13'0

Two UPVC double glazed windows to the front overlooking the green, radiator, power points and a door to the en-suite.

Bedroom 1 En-suite

UPVC obscured double glazed window to the front, WC, pedestal wash hand basin with mixer tap over, separate shower cubicle which is fully tiled with a built-in mixer shower, radiator, extractor fan and inset spotlights.

Bedroom 2

11'1 x 11'1

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

Bedroom 3

14'0 x 9'0

UPVC double glazed window to the front overlooking the green, radiator and power points.

Bedroom 4

11'1 x 9'0 max

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

Bathroom

Four piece family bathroom, UPVC obscured double glazed window to the rear, panel bath with taps over, separate shower cubicle which is fully tiled with a built-in mixer shower, pedestal wash hand basin with mixer tap over, WC with pushbutton flush, radiator, inset spotlights and extractor fan.

Outside

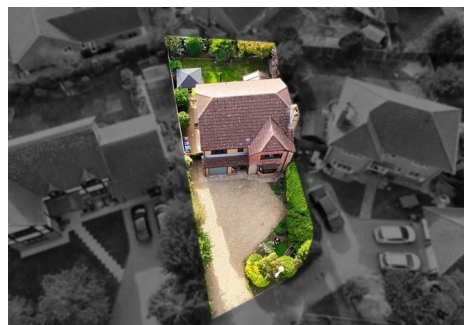
The property has gravel off-road parking for approximately 4 to 5 vehicles. There is side gated access to the side and rear garden, the side garden has space for wheelie bins, it is laid to patio and gravel and is enclosed by panel fencing and has a door to the utility room. The rear garden is enclosed by panel fencing, half laid to lawn and half laid to patio, gazebo, outside tap, outside power points and a lock store to the other side of the property.

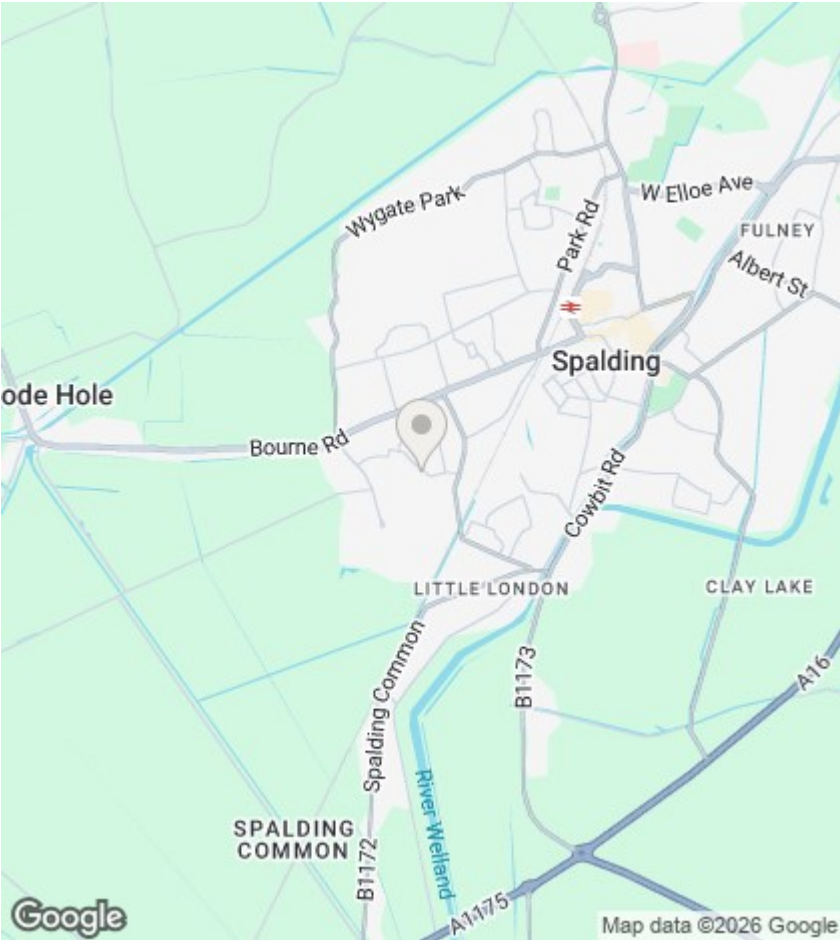
Single Garage

17'0 x 8'1

Metal up and over door, fuse box and wall mounted gas boiler.







Viewings

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

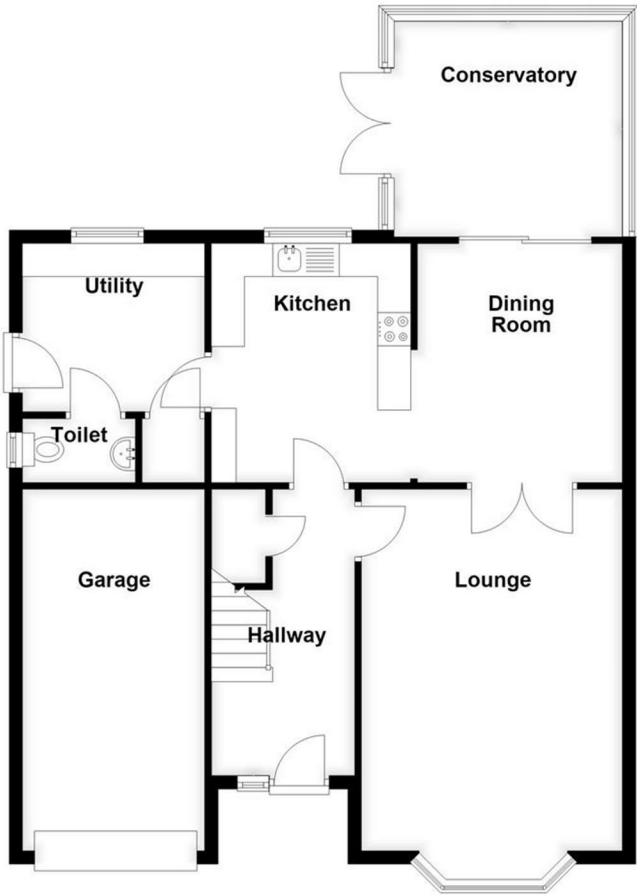
EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	77
(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. 92.0 sq. metres (990.3 sq. feet)



First Floor

Approx. 77.5 sq. metres (834.1 sq. feet)

