49 MCLAREN GARDENS

SPALDING, PE11 1DF

£57,750

SHARE OF FREEHOLD

Sedge Estate Agents are delighted to offer for sale this beautifully presented two-bedroom end-of-terrace home in the popular McLaren Gardens development, Spalding. The property boasts a spacious lounge, modern open-plan kitchen/dining room, ground floor guest WC, two generous double bedrooms and a contemporary family bathroom. Outside, there is an enclosed rear garden with side gate access and off-road parking for two vehicles. Available through a 35% shared ownership scheme, with the option to purchase up to 100% ownership, this property is ideal for first-time buyers looking to get onto the property ladder. Conveniently located close to local amenities and schools, early viewing is highly recommended. Full market value £165,000. EPC Rating B.

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• Beautifully Presented End-of-Terrace Home • Two Generously Sized Double Bedrooms • Spacious Lounge with Plenty of Natural Light • Modern Open-Plan Kitchen/Dining Room • Ground Floor Guest Cloakroom/WC • Modern First-Floor Family Bathroom • Enclosed Rear Garden with Side Gate Access • 35% Shared Ownership with the Option to Purchase Up to 100% • Full Market Value: £165,000 • Off-Road Parking for Two Vehicles

Summary

Sedge Estate Agents are delighted to offer for sale this beautifully presented two-bedroom end-of-terrace home, situated within the popular McLaren Gardens development in Spalding. Offering stylish, well-maintained accommodation throughout, an enclosed rear garden and off-road parking for two vehicles, this property would make an ideal first home or investment opportunity.

Available through a 35% shared ownership scheme, with the option to purchase up to 100% ownership, this is an excellent opportunity for buyers looking to get onto the property ladder.

Upon entering the property, the welcoming entrance hallway features attractive wood-effect flooring and contemporary decorative detailing, creating a stylish first impression.

The spacious lounge is positioned to the front of the property and benefits from a large window allowing plenty of natural light to fill the room. Offering ample space for comfortable seating and entertainment furniture, it provides an ideal setting for relaxing or entertaining guests.

To the rear, the modern open-plan kitchen/dining room offers a practical and sociable space, fitted with a range of cream wall and base units, complementary work surfaces, an integrated oven, gas hob and extractor hood. There is additional space for appliances, while the dedicated dining area provides the perfect spot for everyday meals and entertaining. A door provides direct access to the enclosed rear garden.

Completing the ground floor is a convenient guest cloakroom, fitted with a WC and washbasin.

To the first floor, the landing provides access to two well-proportioned double bedrooms and the family bathroom. The principal bedroom is a generous double room with twin windows, while the second bedroom offers excellent versatility, making it ideal as a guest bedroom, home office or additional living space.

The contemporary family bathroom comprises a panelled bath with an overhead shower and glass screen, washbasin and WC, complemented by modern tiling and a heated towel rail.

Outside, the property benefits from an enclosed rear garden, providing an ideal space for outdoor dining, relaxing or enjoying the warmer months. Side gate access offers additional convenience, while off-road parking for two vehicles is a particularly desirable feature.

Situated in the popular McLaren Gardens development, the property is conveniently positioned for Spalding town centre, local amenities and schools, making it an attractive choice for first-time buyers, couples and investors alike.

Shared Ownership Information

The property is available to purchase at a 35% share, with the option to purchase up to 100% ownership, subject to the relevant scheme requirements.

Full market value: £165,000

Share available: 35%

Rent payable on the remaining share: £339.29 per month

Tenure: Leasehold

Lease term: 125 years from 1 April 2018, with approximately 116 years remaining

EPC Rating: B

Services: Mains electricity, water and drainage

Heating: Electric central heating

Prospective purchasers should make their own enquiries regarding the shared ownership scheme, eligibility criteria, monthly rent, service charges (if applicable) and the process for purchasing additional shares.

Early viewing is highly recommended to appreciate the presentation, space and location this lovely home has to offer. Contact Sedge Estate Agents to arrange your viewing.

Room Measurements

Entrance Hallway – 1.58m x 1.51m (5'2" x 4'11")

Living Room – 3.15m x 5.33m (10'4" x 17'6")

Guest WC – 1.59m x 1.12m (5'3" x 3'8")

Kitchen/Dining Room – 4.17m x 2.89m (13'8" x 9'6")

Landing – 2.27m x 2.08m (7'5" x 6'10")

Bedroom One – 4.17m x 3.13m (13'8" x 10'3")

Bedroom Two – 4.17m x 2.90m (13'8" x 9'6")

Family Bathroom – 1.77m x 2.04m (5'10" x 6'8")

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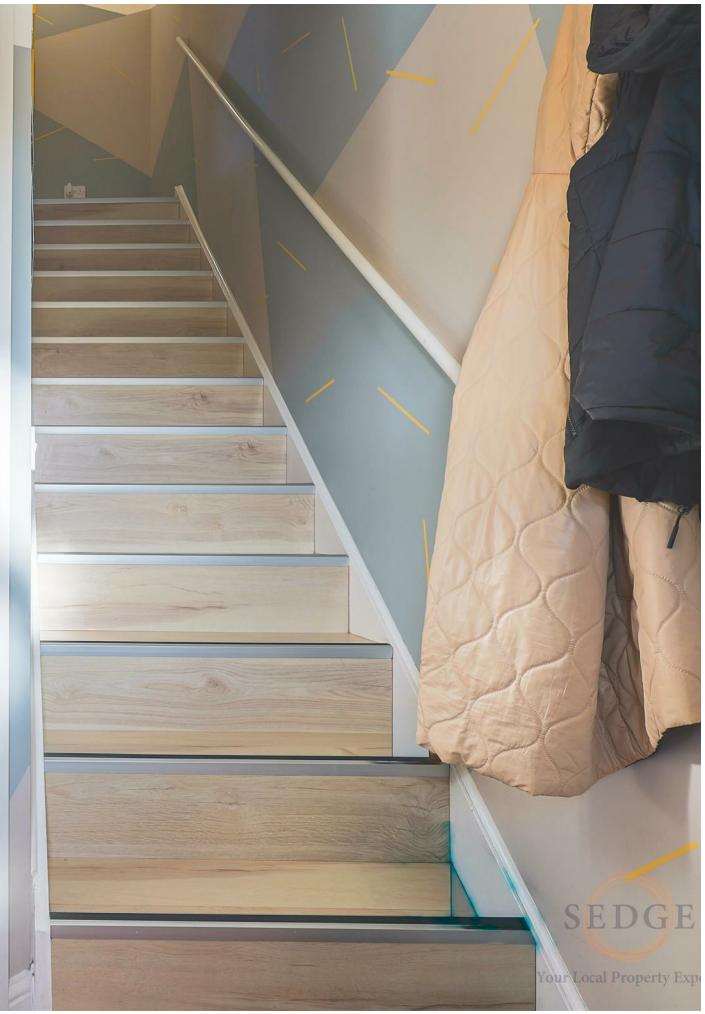

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ADDITIONAL INFORMATION

Local Authority – South Holland

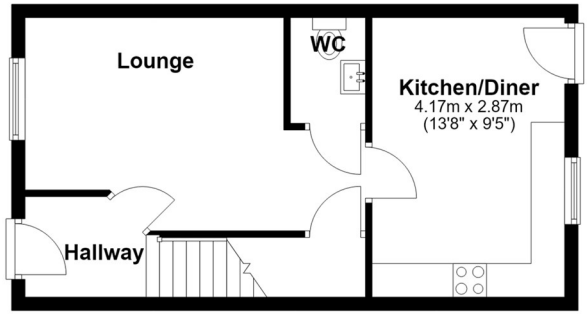
Council Tax – Band A

Viewings – By Appointment Only

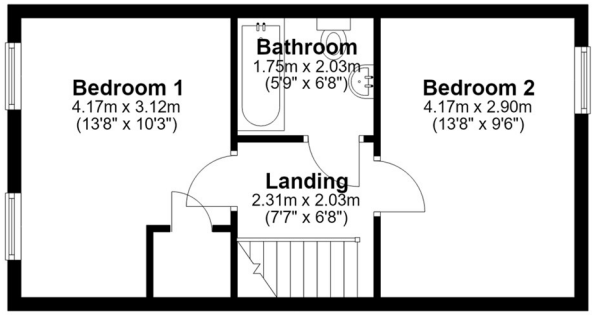
Floor Area – 742.72 sq ft

Tenure – Share of Freehold

Ground Floor
Approx. 33.5 sq. metres (360.6 sq. feet)



First Floor
Approx. 34.4 sq. metres (369.9 sq. feet)



Total area: approx. 67.9 sq. metres (730.5 sq. feet)

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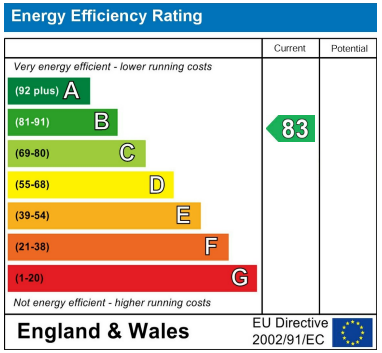

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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

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