BRADLEY JAMES

ESTATE AGENTS









23 Edward Road, Spalding, Lincolnshire, PE11 1NP

Asking price £175,000

- Extended to the rear
- Two reception rooms
- Great plot
- Walking distance to three primary schools
- Dining/Family Room
- Modern kitchen
- Four piece bathroom suite
- Off road parking to the rear of the property
- Lounge

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Nestled on Edward Road in the charming town of Spalding, this EXTENDED semi-detached house offers a delightful blend of spacious living and modern convenience. Upon entering, you are welcomed by a entrance hall that leads to a comfortable lounge, perfect for relaxation. An inviting archway connects the lounge to a generous dining and family room, creating an ideal space for entertaining or family gatherings. The heart of the home is undoubtedly the extended modern kitchen, which features doors that open directly onto your private rear garden, seamlessly blending indoor and outdoor living.

The ground floor also boasts a well-appointed four-piece bathroom suite, ensuring ample facilities for family and guests alike. Ascending to the first floor, you will find three well-proportioned bedrooms, each offering a peaceful retreat.

Outside, the property is complemented by both front and rear gardens, with the rear garden being particularly spacious, providing a wonderful area for outdoor activities or gardening. Access to off-road parking is available from the rear off Wygate Road, with the potential to extend this to accommodate up to four vehicles, should you require additional space.

Conveniently located, this home is within walking distance to three primary schools, a local shop, and a Co-op, making daily errands a breeze. The town centre is just a five-minute drive away, where you can enjoy a variety of restaurants, supermarkets, cafes, and excellent transport links, including a train and bus station.

This property presents an excellent opportunity for families or those seeking a comfortable and well-connected home in Spalding.

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Council Tax Band: A







Entrance Hall
Wooden obscured single glazed front door into the entrance hall which has a UPVC double glazed window to the side, stairs leading off to the first floor accommodation and radiator.

Lounge
13'0 x 12'9
UPVC double glazed window to the front, radiator, power points, gas fireplace and archway leading through to the dining room.

Dining/Family Room
17'0 x 9'1
UPVC double glazed window and obscured double glazed door to the side, under stairs storage cupboard, radiator, power points and a door to the extended kitchen and the downstairs bathroom.

Extended Kitchen
12'7 x 10'4
UPVC double glazed window to the rear, UPVC double glazed door to the rear, base and eye level units with worksurface over, integrated Bosch electric oven and grill with a Bosch induction hob and extractor, space and point for fridge freezer, space and plumbing for washing machine, sink and drainer with mixer taps over, tiled splashback, tiled floor, radiator, power points with USB charging and skimmed and coved ceiling with inset spotlights.

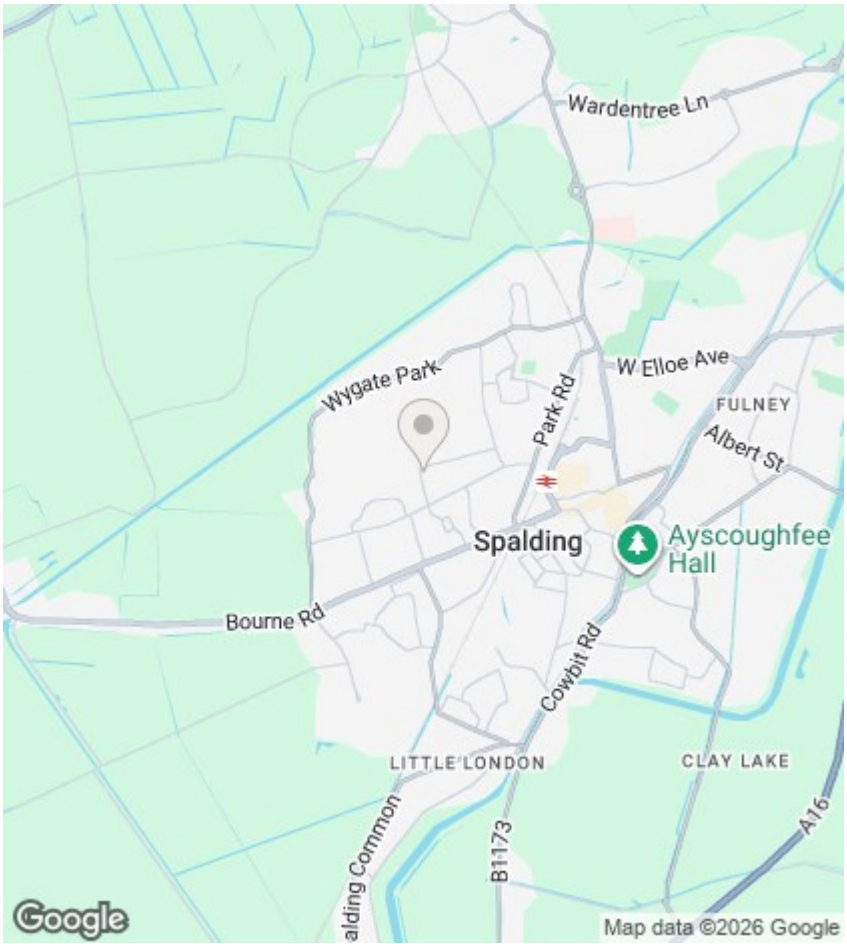
Downstairs Bathroom
UPVC obscured double glazed window to the rear, panel bath with taps over, pedestal wash hand basin with taps over, WC, double shaver points, radiator and separate shower tray which is as a built in mixer shower.

Bedroom 1
13'11 x 9'8
UPVC double glazed window to the front, radiator and power points.

Bedroom 2
12'1 x 7'10
UPVC double glazed window to the front, radiator, power points and an airing clipboard with wall mounted Viessmann boiler.

Bedroom 3
9'0 x 8'5
UPVC double glazed window to the rear, radiator and power points.

Outside
To the front there's a hedge and panel fencing and it is laid to gravel. There's a concrete path leading to the front and side door. There is off-road parking to the rear of the property which is accessed off Wygate Road via a shared driveway. There's currently a wooden garage but this needs knocking down and that will create the off-road parking space. The rear garden is enclosed by panel fencing and it is predominantly laid to lawn with a patio seating area.



Directions

Viewings

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

EPC Rating:

D

