





8 FOXGLOVE COURT

SPALDING, PE11 3DE

£185,000

FREEHOLD

THREE-BEDROOM END-TERRACE HOME | SOUGHT-AFTER RESIDENTIAL DEVELOPMENT | BREAKFAST KITCHEN | SPACIOUS LOUNGE | FOUR-PIECE BATHROOM | ENCLOSED REAR GARDEN | ALLOCATED PARKING

Sedge Estate Agents are delighted to offer for sale this modern and well-presented three-bedroom end-of-terrace home, situated within a highly sought-after residential development. Ideally suited to first-time buyers, young families or buy-to-let investors, the property offers well-proportioned accommodation in a convenient location close to local schools, amenities and a nearby convenience store.

The property benefits from a spacious lounge with French doors opening onto the enclosed rear garden, a stylish breakfast kitchen and a useful downstairs cloakroom. To the first floor, there are three bedrooms and a contemporary family bathroom fitted with a four-piece suite.

Externally, the enclosed rear garden features a paved patio area, providing an ideal space for outdoor dining and entertaining. Further benefits include an allocated parking space and additional visitor parking.

Combining modern accommodation, a practical layout and convenient parking, this attractive home is an excellent opportunity for a range of buyers.

Early viewing is highly recommended. Contact Sedge Estate Agents today to arrange your appointment.

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• Modern three-bedroom end terrace home • Ideal first-time buy or investment opportunity • Popular residential development • Spacious lounge with French doors to garden • Contemporary breakfast kitchen • Downstairs cloakroom/WC • Family bathroom with four-piece suite • Enclosed rear garden with patio • Allocated parking plus visitor spaces • EPC Rating C and gas central heating





Summary

THREE-BEDROOM END-TERRACE HOME | MODERN RESIDENTIAL DEVELOPMENT | BREAKFAST KITCHEN | SPACIOUS LOUNGE | FOUR-PIECE BATHROOM | ENCLOSED REAR GARDEN | ALLOCATED PARKING

Sedge Estate Agents are delighted to offer for sale this modern and well-presented three-bedroom end-of-terrace home, situated within an extremely popular residential development. Offering spacious accommodation, an enclosed rear garden and allocated parking, this property would make an ideal purchase for first-time buyers, young families or buy-to-let investors.

Conveniently located close to local amenities, schools and a nearby convenience store, the property combines practical modern living with a well-planned layout.

The ground floor is approached via a paved footpath leading to the front entrance door, which opens into a welcoming entrance hall with a useful storage cupboard and staircase rising to the first floor. A convenient ground floor cloakroom/WC provides additional practicality.

Positioned to the front of the property, the breakfast kitchen (4.27m x 2.84m) is fitted with a range of units, providing ample storage and worktop space, together with room for a breakfast table.

To the rear, the spacious lounge (3.56m x 5.15m) offers excellent proportions and plenty of natural light from the rear-facing window and French doors, which open directly onto the garden. There is ample room for both lounge and dining furniture, making this an ideal space for relaxing and entertaining.

To the first floor, the landing provides access to three bedrooms and the family bathroom. The principal bedroom (4.01m x 2.74m) overlooks the rear garden and offers space for a double bed and freestanding furniture. Bedroom Two (3.48m x 2.51m) is another well-proportioned bedroom situated to the front, while Bedroom Three (2.46m x 2.54m) offers versatility as a child's bedroom, nursery, dressing room or home office.

The family bathroom (2.62m x 2.03m) is fitted with a contemporary four-piece suite comprising a panelled bath, separate shower enclosure, wash hand basin and low-level WC.

Externally, the property benefits from an enclosed rear garden, predominantly laid to lawn, with a generous paved patio area providing an ideal space for outdoor dining and entertaining. Further features include an outside water tap, timber garden shed and side access gate leading to the front of the property.

To the front, there is an allocated parking space, together with additional visitor parking.

Location

Situated within a popular residential development, the property is conveniently positioned for local schools, shops, everyday amenities and a nearby convenience store, making it an excellent choice for first-time buyers and families.

Additional Information

Council Tax Band: B
EPC Rating: C
Services: Connected to all mains services.

With three bedrooms, a spacious lounge, breakfast kitchen, four-piece bathroom, enclosed rear garden and allocated parking, this modern end-terrace home offers excellent accommodation in a convenient residential location.

Early viewing is highly recommended. Contact Sedge Estate Agents today to arrange your appointment.

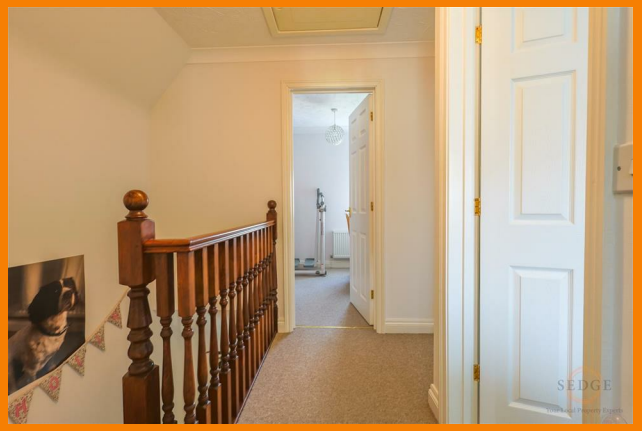
Accommodation

Ground Floor
Entrance Hall: 5.18m x 2.21m (17'0" x 7'3")
WC: 2.16m x 1.09m (7'1" x 3'7")
Kitchen/Diner: 4.27m x 2.84m (14'0" x 9'4")
Lounge: 3.56m x 5.15m (11'8" x 16'11")

First Floor
Landing: 2.31m x 2.00m (7'7" x 6'7")
Bedroom One: 4.01m x 2.74m (13'2" x 9'0")
Bedroom Two: 3.48m x 2.51m (11'5" x 8'3")
Bedroom Three: 2.46m x 2.54m (8'1" x 8'4")
Bathroom: 2.62m x 2.03m (8'7" x 6'8")

Outside
Enclosed rear garden
Paved patio area
Outside water tap
Timber garden shed
Allocated parking space
Visitor parking available

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ADDITIONAL INFORMATION

Local Authority – South Holland

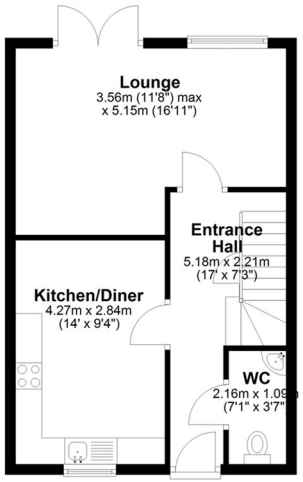
Council Tax – Band A

Viewings – By Appointment Only

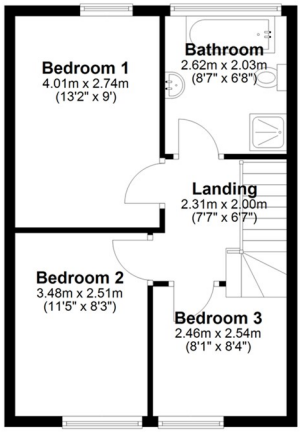
Floor Area – sq ft

Tenure – Freehold

Ground Floor
Approx. 40.8 sq. metres (439.4 sq. feet)

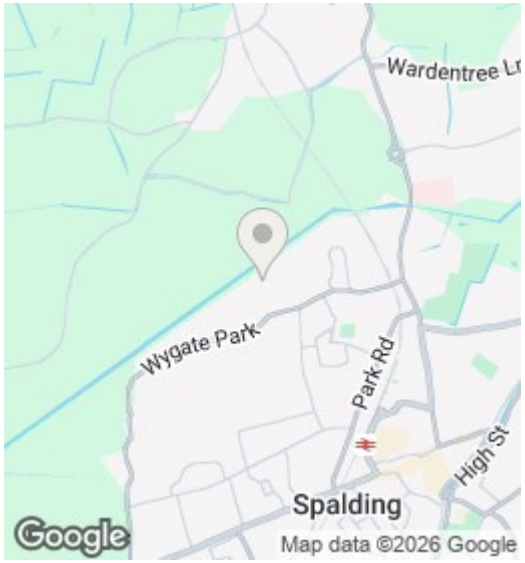


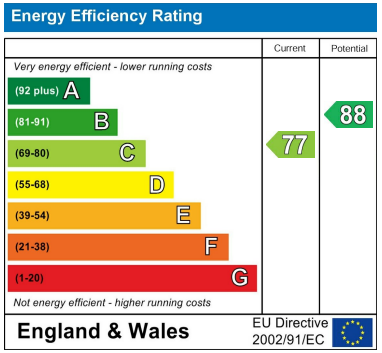
First Floor
Approx. 38.4 sq. metres (413.3 sq. feet)



Total area: approx. 79.2 sq. metres (852.7 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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