



BRADLEY JAMES

ESTATE AGENTS



50 London Road, Spalding, Lincolnshire, PE11 2TG

Asking price £205,000

- Picturesque views over the River Welland.
- Two double bedrooms
- Integrated kitchen diner
- Fully landscaped front and rear gardens
- Opposite a local shop, walking distance to town centre, train station and riverside walks on your doorstep
- Fully renovated
- Two reception rooms with the lounge boasting bespoke shutters
- Four piece bathroom suite
- Resin driveway that leads to a converted garage currently used as office
- Great road links to the A16 Connecting Peterborough in 30 minutes,

Bradley James welcomes you to London Road, Spalding. This fully renovated home offers a delightful blend of modern living and picturesque views over the River Welland.

As you enter, you are welcomed by a spacious and contemporary entrance hall that sets the tone for the rest of the home. The property boasts two generous double bedrooms and two inviting reception rooms. The lounge features bespoke shutters, while the family room, with its patio doors, seamlessly connects to the beautifully landscaped rear garden.

At the heart of the home is a modern integrated kitchen diner, perfect for family meals and entertaining guests. The first floor presents a spacious landing that not only offers stunning views of the river bank but also provides a convenient space for a home office desk. The four-piece bathroom suite adds a touch of luxury to the living experience.

Outside, the property has been thoughtfully landscaped, featuring a modern resin driveway and a converted garage that serves as an office. The low-maintenance landscaped front and rear gardens enhance the appeal, while the rear garden includes an additional outdoor storage room, catering to all your storage needs.

The location is truly prime, situated directly across from a shop and just steps away from the scenic river bank, ideal for evening strolls. Spalding Grammar School is conveniently located around the corner, and the town centre is a mere 10-minute walk or 2-minute drive away, where you will find a train station, restaurants, supermarkets, and various schools.

With excellent road links to the A16, connecting you to Peterborough, Stamford, Norfolk, and Lincoln, this property is perfect for those seeking a blend of comfort, convenience, and community.

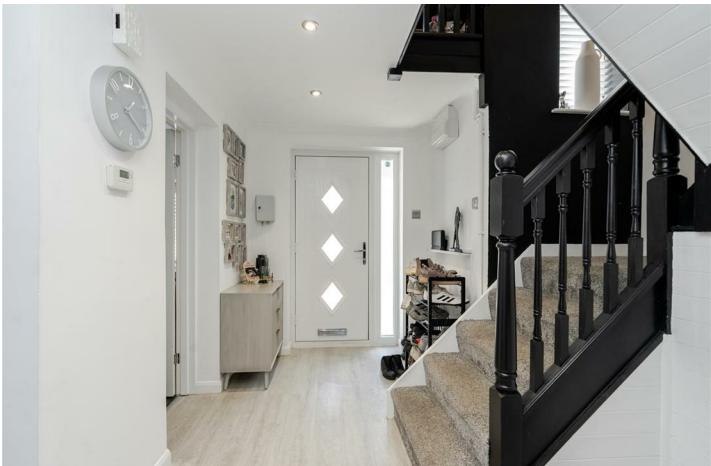
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Council Tax Band: A



Entrance Hall

Composite obscured double glazed front door into the entrance hall which has stairs leading off to the first floor accommodation, radiator, power points, under stairs storage cupboard, fuse box and skimmed and coved ceiling and inset spotlights.

Lounge

12'4 x 11'0

UPVC double glazed window to the front with bespoke shutters, overlooking the riverbank to the front, radiator, power points some with USB charging points and skimmed and coved ceiling.

Family Room

12'4 x 7'3

UPVC double glazed patio door going onto the rear garden, remote controlled electric blind, radiator, power points and skimmed and coved ceiling.

Kitchen

10'0 x 9'8

UPVC double glazed window to the rear, base and eye level units with work surface over, sink and drainer with a mixer tap over, integrated electric oven and grill with an electric hob and extractor over, integrated fridge and freezer, integrated dishwasher, integrated washing machine, tiled splashback, power points with USB charging, wall mounted Worcester Bosch boiler housed in a kitchen cupboard and skimmed and coved ceiling with inset spotlights.

Landing

Halfway up the landing there's a UPVC double glazed window to the front overlooking the riverbank and on the top of the landing there's another UPVC double glazed window to the front overlooking the river, space for a work from home desk, power points, loft hatch and airing cupboard.

Bedroom 1

12'4 x 11'0 max

UPVC double glazed window to the front overlooking the river, radiator, power points, skimmed and coved ceiling and built in wardrobes. (The measurement is into the built-in wardrobes).

Bedroom 2

9'8 x 9'7

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

Bathroom

Four piece family bathroom suite, UPVC obscured double glazed window to the rear, panel bath with mixer taps over, WC with push button flush, vanity wash hand basin with mixer taps over and storage cupboards

beneath, walk-in double shower with built-in mixer shower with a fixed rain style showerhead and a separate showerhead on a sliding adjustable rail, wall mounted heated towel rail, skimmed and coved ceiling with inset spotlights and extractor fan.

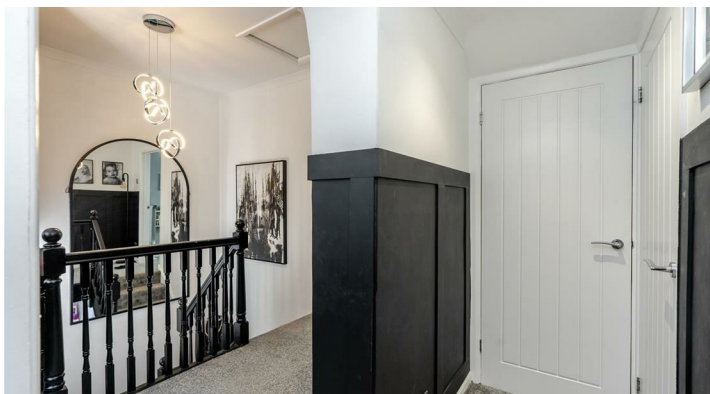
Outside

The property has been beautifully landscaped by the current vendor and has a low-level brick wall with pedestrian gate leading to the front garden which is enclosed by panel fencing and a brick wall. The front is laid to decorative chipping and has an Indian sandstone patio path leading to the front door with a storm porch. There is side access to the resin driveway and gravel driveway where there's outside power points, outside lights, outside tap and double wooden gate to the enclosed rear garden. The rear garden is all low maintenance being enclosed by panel fencing, there is an Indian sandstone patio seating area, AstroTurf area and storage shed to the rear with power and lighting connected.

Converted Garage

Currently being used as an office, there's a remote controlled electric roller door to the front, storage room to the front (8'3 x 4'0) power points, a UPVC double glazed door into the office (9'6 x 8'4) and power and lighting connected.







Viewings

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

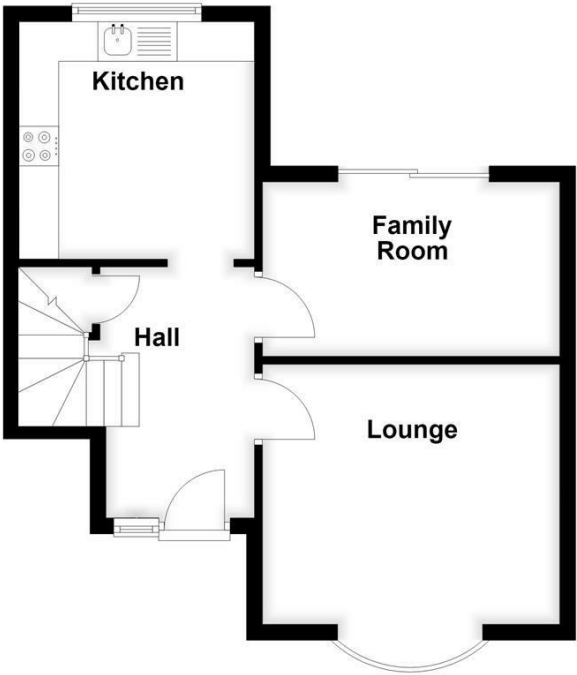
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		67
(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

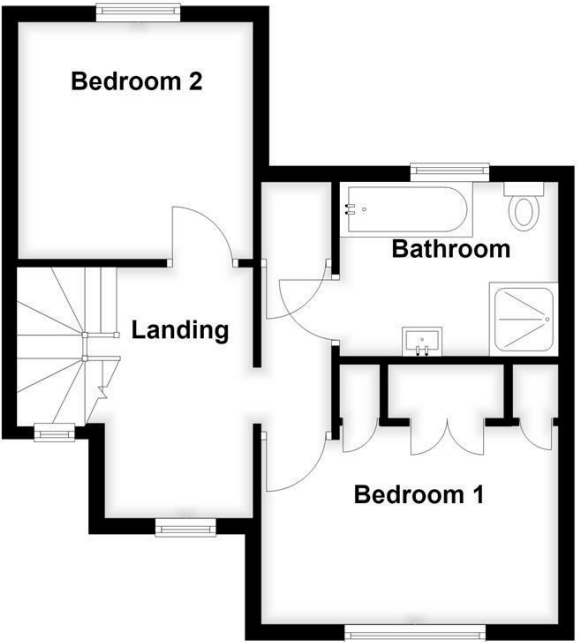
Ground Floor

Approx. 39.0 sq. metres (420.3 sq. feet)



First Floor

Approx. 38.8 sq. metres (417.4 sq. feet)



Total area: approx. 77.8 sq. metres (837.7 sq. feet)