



BRADLEY JAMES

ESTATE AGENTS



31 Havelock Street, Spalding, Lincolnshire, PE11 2YL

Asking price £149,950

- SOLD BY BRADLEY JAMES ESTATE AGENTS
- DINING ROOM
- UTILITY ROOM
- BUILT IN WARDROBES TO ALL THREE BEDROOMS
- PROFESSIONALLY LANDSCAPED REAR GARDEN
- BAY FRONTED LOUNGE
- EXTENDED KITCHEN DINER
- FOUR PIECE BATHROOM
- UPSTAIRS CLOAKROOM
- NO CHAIN

31 Havelock Street, Spalding PE11 2YL

SOLD BY BRADLEY JAMES ESTATE AGENTS

Bradley James are pleased to offer for sale this NO CHAIN semi detached home with three bedrooms and two reception rooms.

Nestled on Havelock Street in the charming town of Spalding, this delightful semi-detached house offers a wonderful opportunity for both families and first-time buyers. Built in 1905, this property has been lovingly maintained by its owners for an impressive 56 years, ensuring a warm and inviting atmosphere throughout.

Upon entering, you are greeted by a spacious entrance hall that leads to two well-proportioned reception rooms. The bay-fronted lounge is perfect for relaxing, while the generous dining room provides an ideal space for entertaining guests. The kitchen diner, conveniently located off the dining room, is complemented by a utility room, making daily living a breeze. Completing the ground floor is a four-piece bathroom suite, designed for both comfort and functionality.

The first floor boasts three bedrooms, each offering ample space for rest and relaxation. An upstairs cloakroom adds to the convenience of this well-thought-out home.

Outside, the property features a professionally landscaped low-maintenance rear garden, complete with a shed and greenhouse, perfect for gardening enthusiasts or those seeking a tranquil outdoor space.

Location is key, and this home is within walking distance to the town centre, where you will find Sainsbury's, Aldi, a variety of shops, and delightful restaurants. The nearby train station provides excellent transport links, while the local grammar school is just around the corner, making this an ideal spot for families.

With no onward chain, this property is ready for you to make it your own. Don't miss the chance to view this charming home that truly has it all.



Council Tax Band: B



Entrance Hall

UPVC obscured double glazed front door into the entrance porch, which has original tiled flooring. Going through an obscured double glazed internal door into the entrance hall which has stairs leading off to the first floor accommodation, radiator, power points and telephone point.

Lounge

13'0 x 11'5

UPVC double glazed bay window to the front, radiator, power points, TV point, gas fire and wall lights. (Measurements are into the bay window).

Dining Room

13'0 x 11'7

Double aspect with a UPVC double glazed window to the side and rear, radiator, power points and wall lights.

Kitchen Diner

13'6 x 8'8

UPVC double glazed window to the side, UPVC obscured double glazed door to the side, base and eye level units with work surface over, sink and drainer with mixer taps over, integrated electric oven and grill with a four burner gas hob and extractor over, tiled splashback, tiled floor, skimmed and coved ceiling, power points and under stairs storage cupboard.

Utility Room

8'0 x 6'2

UPVC obscured double glazed window to the side, base and eye level units with work surface over, space and point for fridge, space and point for freezer, space and plumbing for washing machine, wall mounted boiler, tiled floor and power points.

Downstairs Bathroom

UPVC obscured double glazed window to the side, bath with telephone style mixer taps over and handheld shower, WC, pedestal wash hand basin with taps over, separate shower cubicle which is fully tiled with electric shower, tiled floor and wall mounted heated towel rail.

Landing

Loft hatch.

Upstairs Cloakroom

UPVC obscured double glazed window to the side, WC, vanity wash hand basin with taps over and storage cupboards beneath with worksurface over and tiled splashback.

Bedroom 1

15'1 x 11'0

UPVC double glazed windows to the front, radiator, power points and built-in wardrobes with shelving and hanging space.

Bedroom 2

13'3 x 9'0

UPVC double glazed window to the rear, built-in double wardrobes with shelving and hanging space, radiator and power point. (Measurements are into the built-in wardrobes).

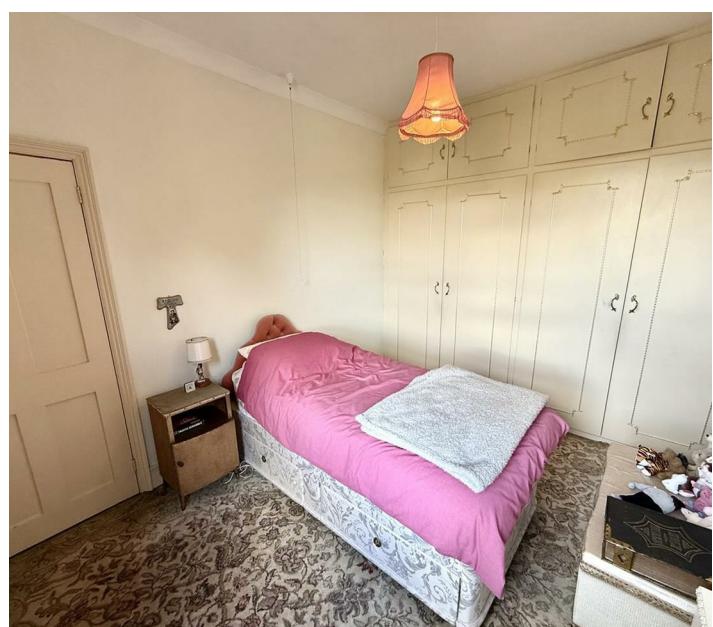
Bedroom 3

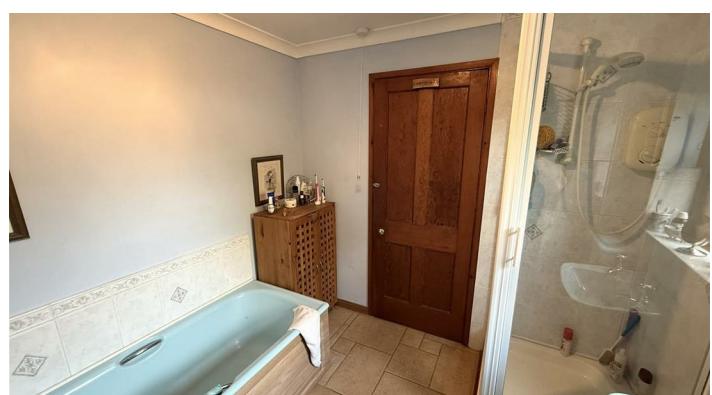
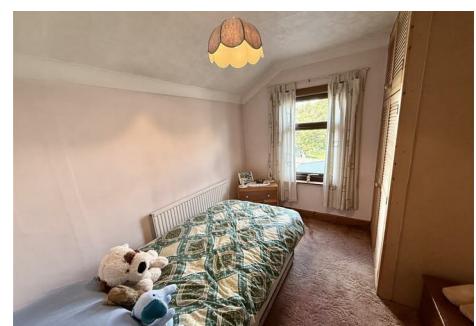
9'8 x 9'0

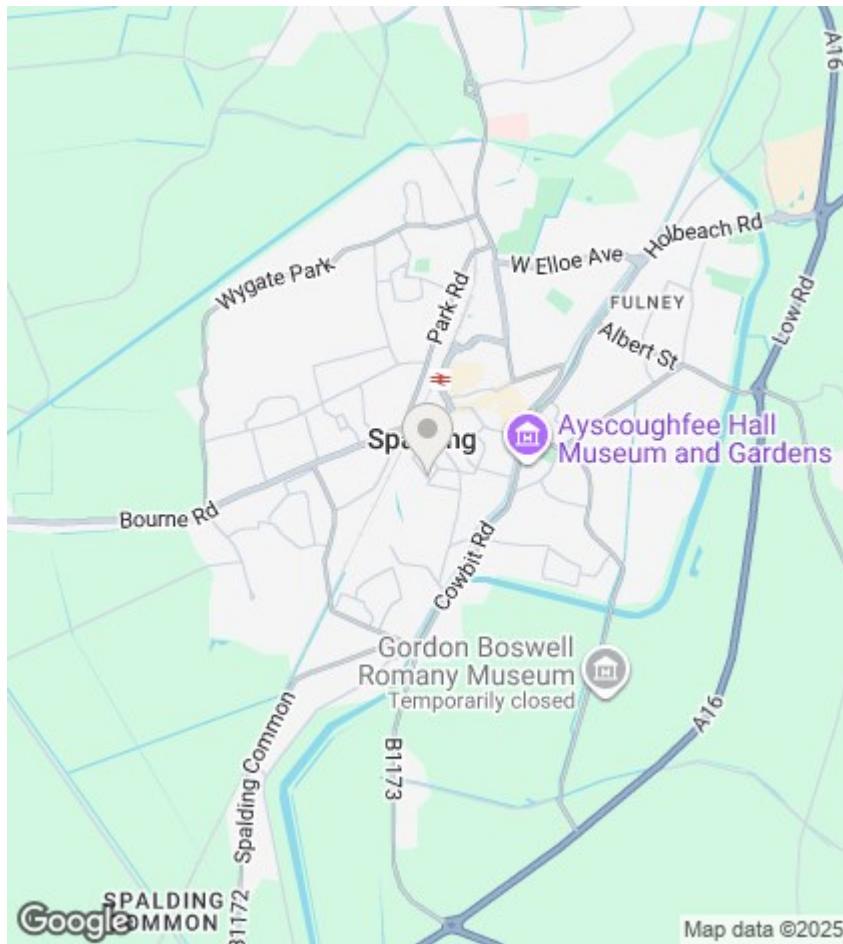
UPVC double window to the rear, radiator, power points and built in storage cupboard.

Outside

There's a low-level brick wall and two pedestrian gates. The side gated access which goes to the professionally landscaped rear garden, it is all low maintenance being enclosed by panel fencing, upgraded patio seating area, raised flowerbeds, outside light, outside tap, Astroturf, decking seating area to the rear, greenhouse and shed.







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		
(81-91)	B		
(69-80)	C		
(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

