



BRADLEY JAMES

ESTATE AGENTS



3 Jacobs Court, Spalding, PE11 3QU

Asking price £160,000

- Vendors have lived here for over 20 years
- Kitchen with double range and a 8 burner gas hob
- Lounge diner with French doors leading to the rear garden
- Two bedrooms
- Modern upstairs bedroom
- Off road parking
- Private rear garden
- Walking distance to two primary schools
- Walking distance to local Co op and Fish and chip shop
- Town centre is a 5 minute drive away

3 Jacobs Court, Spalding PE11 3QU

Nestled in the charming area of Jacobs Court, Spalding, this beautifully presented end terrace house is a delightful find. Having been lovingly maintained by the current owners for over 20 years, the property exudes warmth and an inviting interior, making it an ideal home for families or first-time buyers.

Upon entering, you are greeted by a spacious entrance hall that sets a welcoming tone for the rest of the home. The well-appointed kitchen boasts a double range, double oven, and an impressive eight-burner gas hob, perfect for those who enjoy cooking and entertaining. The lounge diner, located at the rear of the property, features French doors that open directly into the rear garden, creating a seamless flow between indoor and outdoor living.

The first floor offers a generous landing that leads to a modern bathroom and two comfortable bedrooms, providing ample space for relaxation and rest. Outside, you will find convenient parking to the side of the property, along with side gated access to the rear garden, which is perfect for enjoying sunny days or hosting gatherings.

This property is ideally situated within walking distance to local amenities, including a Co-op, a fish and chip shop, and a bus stop, ensuring that daily conveniences are just a stone's throw away. For families, the property is also within walking distance to two local primary schools, making it a practical choice for those with children. Additionally, the town centre is merely a five-minute drive away, where you can find secondary schools, a train station, and a bus station, enhancing the overall accessibility of the area.

In summary, this end terrace house in Jacobs Court offers a perfect blend of comfort, convenience, and community, making it a wonderful place to call home.



Council Tax Band: A



Entrance Hall

UPVC obscured double glazed front door into the entrance hall which has stairs leading off to the first floor accommodation, radiator, power points and under stairs storage cupboard.

Kitchen

10'8 x 9'5

UPVC double glazed window to the front, base and eye level units with work surface over, sink and drainer with mixer taps over, wall mounted Viessmann boiler, space and plumbing for washing machine, space and point for tumble dryer, space and point for fridge freezer, double range with double oven, separate grill, an eight burner gas hob, tiled splashback and power points.

Lounge Diner

18'0 x 11'0

UPVC double glazed window, French doors to the rear garden, radiator, power points and TV points.

Landing

UPVC double glazed window to the front, power points, airing cupboard with shelving and loft hatch.

Bathroom

UPVC obscured double glazed window to the front, panel bath with taps over, WC, pedestal wash hand basin with taps over, shaver point, radiator and half height tongue and groove walls.

Bedroom 1

14'3 x 9'5

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

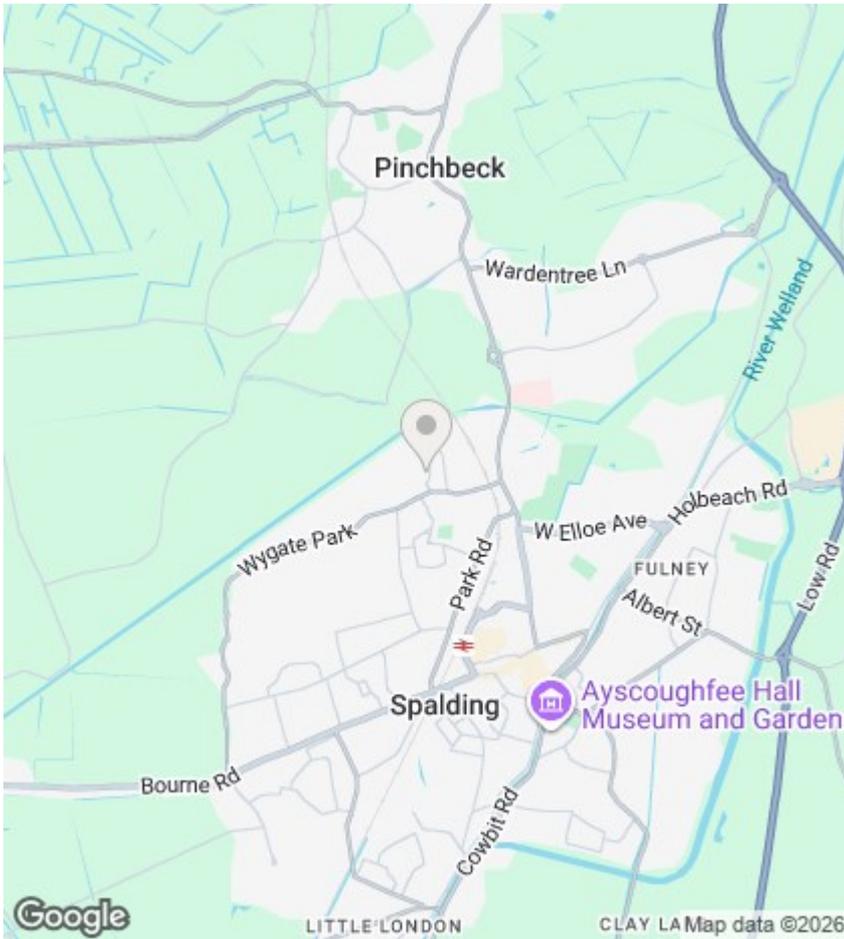
Bedroom 2

11'0 x 8'1

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

Outside

There is off-road parking and side gated access leading to the rear garden which is enclosed by panel fencing, there is a laid to lawn area and the rest is block paved creating numerous seating areas.



Directions

Viewings

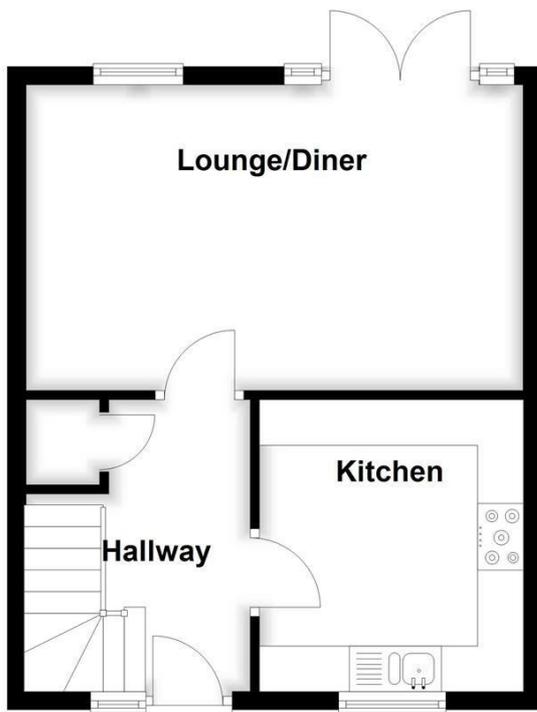
Viewings by arrangement only. Call 01775 233130 to make an appointment.

EPC Rating:

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	

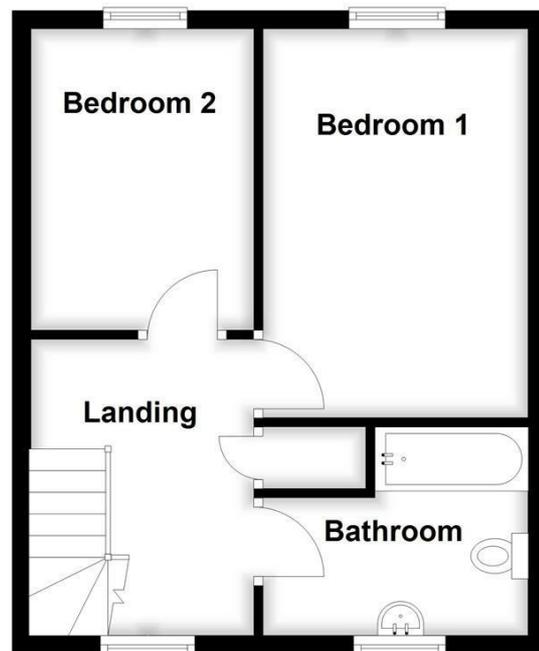
Ground Floor

Approx. 36.0 sq. metres (387.2 sq. feet)



First Floor

Approx. 36.0 sq. metres (387.2 sq. feet)



Total area: approx. 71.9 sq. metres (774.4 sq. feet)