# 8 FOXGLOVE COURT

**SPALDING, PE11 3DE**

**£185,000**

**FREEHOLD**

Perfectly suited to first-time buyers, young families or investors, this modern three-bedroom end terrace home is situated within a highly sought-after residential development close to local schools, amenities and a convenience store. Offering well-presented accommodation throughout, the property boasts a spacious lounge with French doors opening onto the rear garden, a stylish breakfast kitchen, downstairs cloakroom and a family bathroom featuring a contemporary four-piece suite. Outside, there is an enclosed rear garden with a paved patio ideal for entertaining, together with allocated parking and additional visitor spaces. Early viewing is highly recommended to fully appreciate everything this fantastic home has to offer.

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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

Situated within an extremely popular residential development, this modern three-bedroom end terrace home presents an excellent opportunity for first-time buyers, young families and investors alike. Conveniently positioned close to local amenities, schools and a nearby convenience store, the property offers well-proportioned accommodation throughout, together with an enclosed rear garden and allocated parking.

The property is approached via a paved footpath leading to the front entrance door, opening into a welcoming entrance hall with a useful storage cupboard and staircase rising to the first floor. A convenient ground floor cloakroom/WC serves the downstairs accommodation.

Positioned to the front of the property, the breakfast kitchen is fitted with a range of units providing ample storage and work surface space, creating a practical environment for both everyday family life and entertaining. There is space for a breakfast table, making it the perfect place to enjoy informal dining.

To the rear, the spacious lounge enjoys an abundance of natural light from the window and French doors overlooking and opening onto the rear garden. Offering excellent proportions, this inviting reception room provides ample space for both seating and dining furniture, creating a wonderful hub for relaxing and entertaining.

To the first floor, the landing provides access to three bedrooms and the family bathroom. The principal bedroom overlooks the rear garden and offers generous accommodation for a double bed and freestanding furniture. Bedroom Two is another well-proportioned room situated to the front of the property, whilst Bedroom Three provides excellent versatility as a nursery, child's bedroom, home office or dressing room.

Completing the accommodation is the family bathroom, fitted with a contemporary four-piece suite comprising a panelled bath, separate shower enclosure, wash hand basin and low-level WC.

Externally, the property continues to impress. The enclosed rear garden is predominantly laid to lawn and features a good-sized paved patio, ideal for outdoor dining and entertaining during the warmer months. Additional benefits include an outside water tap and a timber constructed garden shed. A side access gate provides convenient access to the front of the property.

To the front, the property benefits from an allocated parking space together with the use of visitor parking spaces.

Early viewing is highly recommended to fully appreciate the space, presentation and convenient location this fantastic home has to offer.

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 predominantly laid to lawn
Generous paved patio area
Outside water tap
Timber constructed garden shed
Allocated parking space
Visitor parking available

Services
The property is connected to all mains services.

Council Tax Band: B

EPC Rating: C

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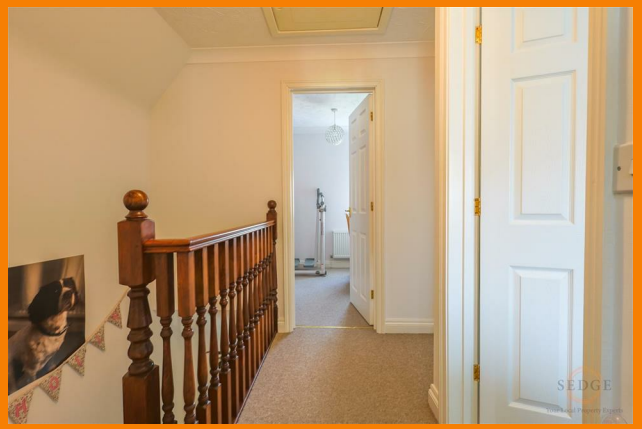

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## ADDITIONAL INFORMATION

**Local Authority** – South Holland

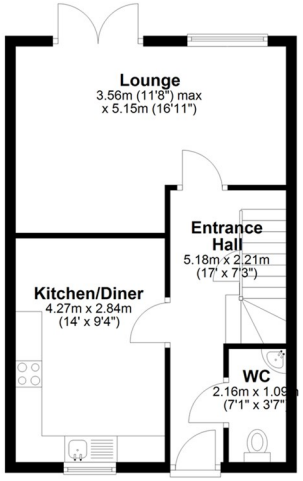
**Council Tax** – Band A

**Viewings** – By Appointment Only

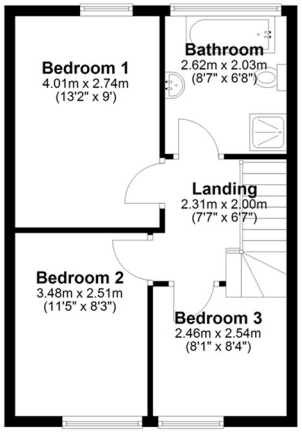
**Floor Area** – sq ft

**Tenure** – Freehold

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

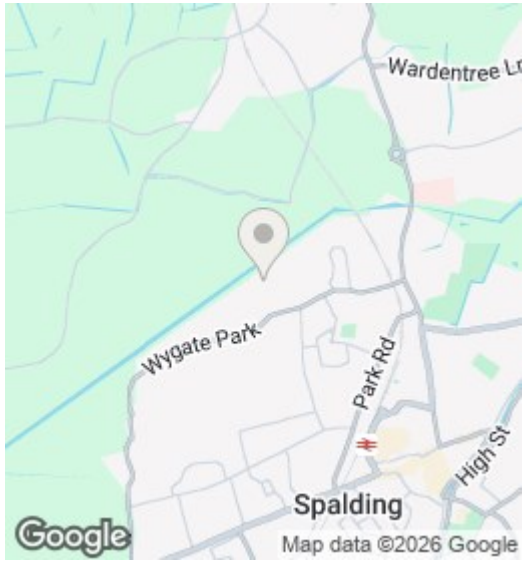


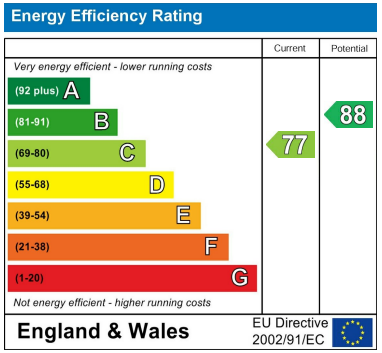

## First Floor
Approx. 38.4 sq. metres (413.3 sq. feet)




Total area: approx. 79.2 sq. metres (852.7 sq. feet)

**8 Foxglove**




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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