



## 15 HUMBER DRIVE

SPALDING, PE11 3WY

**£265,000**  
FREEHOLD

Offered chain free, this well-presented link detached property provides spacious and versatile accommodation arranged over two floors, making it an ideal home for families, professionals or investors alike. Conveniently located with easy access to Spalding town centre, the property benefits from three double bedrooms, generous living space, excellent parking provision and a low-maintenance garden with a quality-built covered patio area, perfect for year-round use.

# 15 HUMBER DRIVE

- Chain-free link detached property
- Three large double bedrooms
- Spacious kitchen/breakfast room
- Lounge with French doors to the garden
- Ground floor WC and separate utility room
- Master bedroom with en-suite shower room
- Family bathroom
- Garage plus parking for two vehicles and additional front parking
- Low-maintenance enclosed garden
- Easy access to Spalding town centre



## Summary

### Description

#### Entrance Hall

Laminate flooring, ceiling light, stairs to first-floor landing and doors leading to principal ground floor rooms.

#### Kitchen/Breakfast Room – 15' 6" x 9' 7" (4.72m x 2.92m)

Fitted with matching base and eye-level units with worktops over, stainless steel sink with drainer, integrated electric oven, four-ring gas hob with extractor hood, and breakfast bar. Inset ceiling lights, tiled flooring and uPVC windows to the front and side elevations. Door leading to the lounge.

#### Lounge – 15' 6" x 9' 7" (4.72m x 2.92m)

A bright and comfortable living space featuring laminate flooring, ceiling light, uPVC window to the front and French doors opening to the rear garden.

#### WC

Tiled flooring, WC, hand wash basin and ceiling light.

#### Utility Room

Tiled flooring, matching base and eye-level units and ceiling light.

#### First Floor

#### Landing

Carpeted flooring, loft access and doors to all bedrooms and the family bathroom.

#### Master Bedroom – 15' 6" x 10' 11" (4.72m x 3.33m)

A generous double bedroom with laminate flooring, ceiling light and uPVC windows to the front and side elevations. Door leading to the en-suite.

#### En-Suite

Tiled flooring and splashbacks, corner shower cubicle, WC, hand wash basin, ceiling light and frosted uPVC window to the front.

#### Bedroom Two – 13' 4" x 10' 6" (4.06m x 3.20m)

Double bedroom with laminate flooring, ceiling light and uPVC windows to the side elevations.

#### Bedroom Three – 9' 11" x 9' 0" (3.02m x 2.74m)

Double bedroom featuring laminate flooring, fitted wardrobes, ceiling light and uPVC window to the front.

#### Bathroom – 6' 6" x 6' 2" (1.98m x 1.88m)

Three-piece suite comprising bath with shower over, hand wash basin and WC. Tiled flooring, ceiling light and frosted uPVC window to the side.

#### Outside

To the rear of the property is a carport providing parking for two vehicles, along with a garage and an additional parking space to the front. The rear garden features a quality-built covered patio area, offering valuable additional outdoor space and protection from the rain, ideal for outdoor dining and entertaining throughout the year.

The garden is positioned to the side of the property, fully enclosed with panel fencing and mainly paved, providing a low-maintenance outdoor environment.

These particulars are intended to give a fair and accurate description of the property to the best of the agent's knowledge at the time of marketing. They do not constitute part of an offer or contract.

Some properties may be subject to additional charges such as estate management charges, rent charges, service charges, or other ongoing costs relating to communal areas or shared infrastructure. Prospective purchasers are advised to make their own enquiries and seek confirmation of all details, including tenure and any associated charges, via their solicitor prior to exchange of contracts.

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## ADDITIONAL INFORMATION

**Local Authority** – South Holland District Council

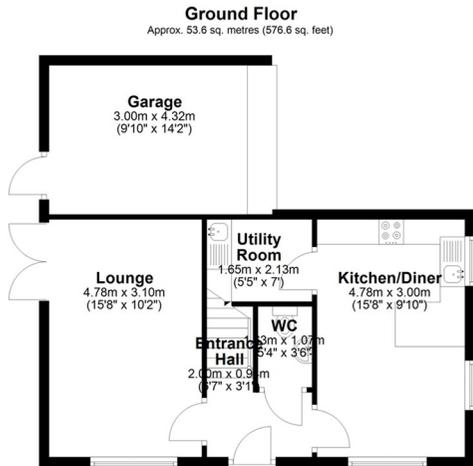
**Council Tax** – Band C

**Viewings** – By Appointment Only

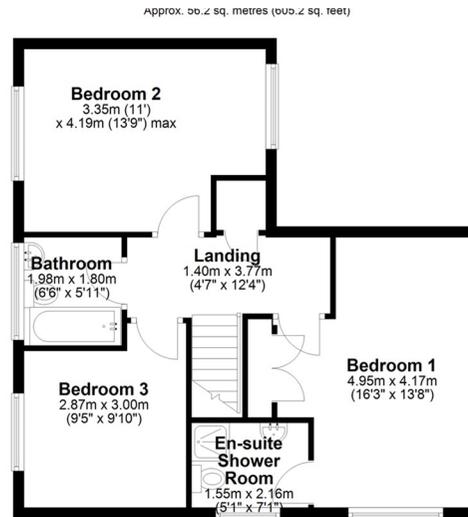
**Floor Area** – 0.00 sq ft

**Tenure** – Freehold





Total area: approx. 109.8 sq. metres (1181.8 sq. feet)  
**15 Humber Drive**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		93
(81-91) <b>B</b>	82	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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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