BRADLEY JAMES

ESTATE AGENTS

17 Grange Court Grange Drive, Spalding, PE11 2EG

Asking price £119,950

- Only flat on the top floor
- Entrance hall with telecom entrance phone
- Re-fitted shower room
- Off road parking plus 5 visitor spaces
- Walking distance to town centre
- Great views from the lounge and both bedrooms
- Open plan lounge and kitchen diner
- Two bedrooms
- Communal gardens
- 5 minute drive to the train station and bus station

Bradley James Estate Agents, Office 23 Welland Workspace, 10 Pinchbeck Road, Spalding, Lincolnshire, PE11 1QD
01775 233130

Bradley James welcomes you to Grange Court, Spalding, this modern top floor flat offers a unique living experience. As the only flat on the top floor, it boasts exceptional views from both the lounge and the two bedrooms, creating a serene and picturesque atmosphere. Upon entering, you are welcomed by your own private hallway that leads into an inviting open-plan lounge and kitchen diner, perfect for socialising and entertaining guests.

The modern design of this space is complemented by a newly installed shower room, which serves both bedrooms, ensuring convenience and comfort. Each bedroom benefits from the delightful views, making them a peaceful retreat at the end of the day.

Outside, residents can enjoy well-maintained communal gardens, providing a lovely area to relax and unwind. The property also includes a dedicated parking space, along with five visitor spaces for added convenience.

Situated at the back of Grange Drive, a sought after road, this flat is ideally located within a short 10-15 minute walk to the town centre, where you will find a variety of restaurants, pubs, cafes, shops, supermarkets, and both bus and train stations. Spalding is renowned for its excellent amenities, great transport links, and stunning countryside and riverside walks right at your doorstep.

This top floor flat is a must-see to truly appreciate its top-floor position and the breath-taking views it offers. Contact Bradley James Estate Agents today to arrange your viewing and discover your new home in Spalding.

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Council Tax Band: A

Entrance Hall
Through the front door into the entrance hall, which has the intercom phone, fuse box and skimmed ceiling.

Lounge
18'4 x 9'2
Lounge into the kitchen, two UPVC double glazed windows to the side, radiator, power points, TV points, telephone point and skimmed ceiling.

Kitchen Diner
15'6 x 7'6
Kitchen diner off of the lounge, UPVC double glazed window 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 an induction hob and extractor over, space and plumbing for washing machine, space and point for fridge freezer, power points, tiled splashback, skimmed ceiling with inset spotlights and an airing cupboard with hot water tank.

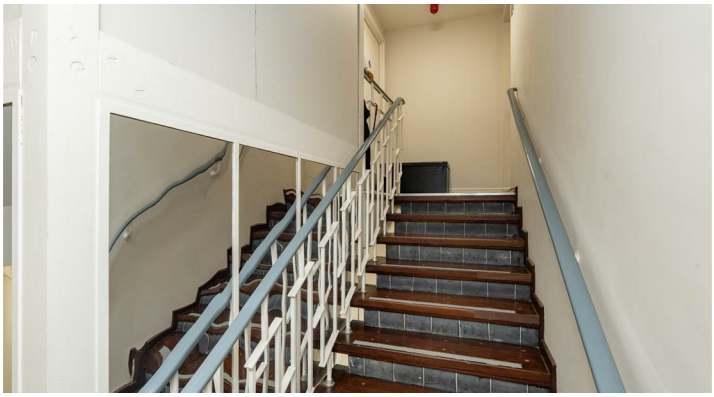
Bedroom 1
14'2 x 11'5
Double aspect with a UPVC double glazed window to the side and rear, radiator, power points, TV point and skimmed ceiling.

Bedroom 2
11'0 x 8'0 max
Double aspect with a UPVC double glazed window to the side and rear, radiator, power points, TV point and skimmed ceiling.

Refitted Shower Room
Separate shower cubicle which is fully tiled with a built-in mixer shower, vanity wash hand basin with mixer taps over and storage drawers beneath, WC with push button flush, wall mounted heated towel rail, fully tiled walls and floor, extractor fan, double shaver point and skimmed ceiling with inset spotlights.

Outside
There is communal gardens and one parking space and five visitor parking spaces shared between the flats.

8
The Fire Alarm Panel
located in this room

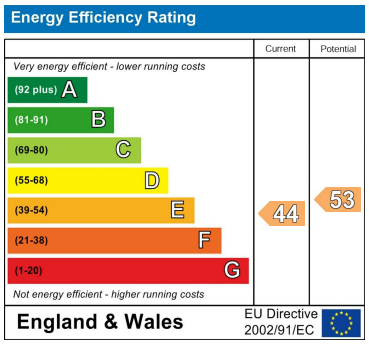


Viewings

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

EPC Rating:

E



Ground Floor

Approx. 48.3 sq. metres (520.3 sq. feet)

Total area: approx. 48.3 sq. metres (520.3 sq. feet)