



BRADLEY JAMES

ESTATE AGENTS



4 Mallard Close, Spalding, Lincolnshire, PE11 2FA

Asking price £215,000

- No chain
- Lounge with French doors leading to your rear garden
- Cul-de-sac location
- Walking distance to local primary school or a two minute drive away
- Single garage
- Quality kitchen with quartz worktops
- Three bedrooms two with fitted wardrobes
- Walking distance to playing green and park
- Off road parking to the front and side for three cars
- Great road links to A16 and a 5 minute drive to the town centre

Welcome to this wonderful detached property located on Mallard Close, Spalding, this delightful detached house presents an excellent opportunity for those seeking a modern and fresh family home with a beautiful higher quality kitchen. With no onward chain, you can move in without delay and start enjoying all that this property has to offer.

Upon entering, you are welcomed by a spacious entrance hall that leads to a convenient cloakroom. The heart of the home is the well-appointed kitchen, featuring in-frame cabinetry and high quality quartz worktops. The spacious lounge is a bright and inviting space, enhanced by French doors that open onto the rear garden, creating a seamless flow between indoor and outdoor living.

The first floor boasts three bedrooms, two of which come with built-in wardrobes, providing ample storage space. The family bathroom is thoughtfully designed, featuring a panel bath with a shower overhead and a heated towel rail for added comfort.

Outside, the property offers off-road parking for two to three vehicles, along with a single garage for additional parking, storage or workshop space. The garden is a true highlight, with a laid-to-lawn area perfect for children to play or for hosting summer gatherings. A charming patio seating area invites you to relax and enjoy the fresh air, while a shed provides further utility for gardening tools or outdoor equipment.

You have great road links to the A16 which connects Peterborough, Stamford, Norfolk and Lincoln.

This home is ideal for families or anyone looking for somewhere with plenty of amenities, this property is sure to impress. Don't miss the chance to make it your own.



Council Tax Band: C



Entrance Hall

Obscured double glazed front door into the entrance hall which has a UPVC double glazed window to the side, radiator, power points, telephone points, stairs leading off to the first floor accommodation, fuse box and skimmed and coved ceiling with inset spotlights.

Cloakroom

WC with push button flush, pedestal wash hand basin with taps over, radiator and extractor fan.

Kitchen

12'0 x 9'0

UPVC double glazed window to the front, in-frame base and eye level units with quartz work surface over, sink and drainer with mixer tap over, space and plumbing for dishwasher, space and point for fridge, space and point for freezer, space and point for freestanding cooker with extractor over, tiled splashback, tiled floor, radiator, power points, telephone points and skimmed and coved ceiling with inset spotlights.

Lounge

16'0 x 13'4

UPVC double glazed French doors and windows to the rear garden, radiator, power points, TV point and skimmed and coved ceiling.

Landing

UPVC double glazed window to the side, radiator, power points and skimmed and coved ceiling with inset spotlights.

Bedroom 1

16'0 x 10'0 max

UPVC double glazed window to the rear, radiator, power points, telephone points, built in wardrobes, chest of drawers and skimmed and coved ceiling. (Measurements are into the built-in wardrobe).

Bedroom 2

9'0 x 8'6

UPVC double glazed window to the front, radiator, power points, TV points, skimmed and coved ceiling and airing cupboard with shelving. (Measurements do not go into the built-in single wardrobe).

Bedroom 3

9'3 x 6'6

UPVC double glazed window to the front, radiator, power points, telephone point, TV point, skimmed ceiling and loft hatch.

Family Bathroom

UPVC obscured double glazed window to the side, WC with push button flush, pedestal wash hand basin with a

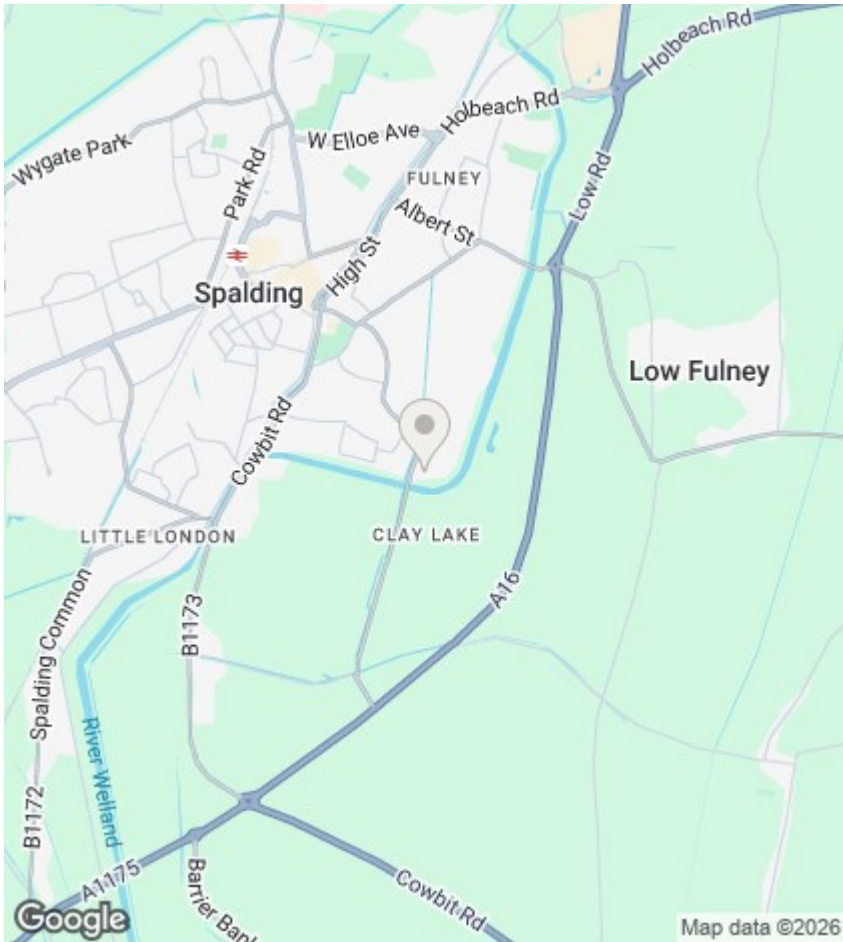
mixer tap over, panel bath with taps over and a built in mixer shower with bi-folding shower screen, wall mounted heated towel rail, double shaver point, skimmed and coved ceiling with inset spotlights and extractor fan.

Outside

The property sits on a corner plot and has off-road parking for 2 to 3 cars which leads to a single garage. There is side gated access leading to the rear garden which is enclosed by panel fencing, it is predominantly laid to lawn, has a patio seating area and a shed.







Viewings

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

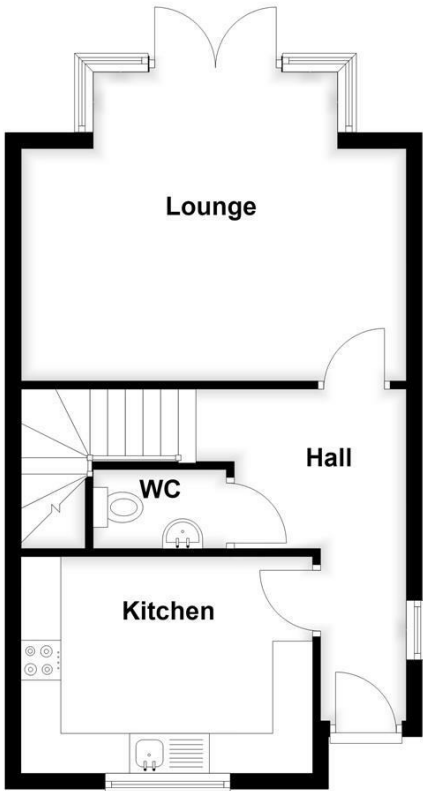
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

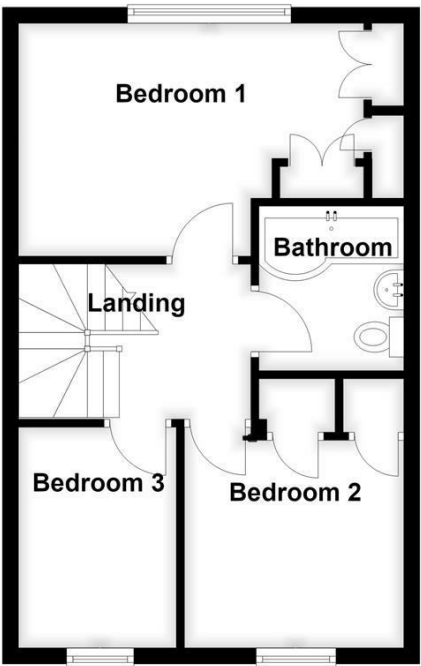
Ground Floor

Approx. 40.0 sq. metres (431.1 sq. feet)



First Floor

Approx. 37.9 sq. metres (407.7 sq. feet)



Total area: approx. 77.9 sq. metres (838.8 sq. feet)