



BRADLEY JAMES

ESTATE AGENTS



25 Foxglove Court, Spalding, PE11 3DE

Asking price £165,000

- END TERRACE PROPERTY
- LOUNGE DINER
- FOUR PIECE BATHROOM SUITE
- OFF ROAD PARKING
- POPULAR LOCATION
- TWO DOUBLE BEDROOMS
- CLOAKROOM
- LOW MAINTENANCE GARDEN
- COUNCIL TAX BAND A
- WALKING DISTANCE TO LOCAL SHOP, PARK, BUS STOP AND PRIMARY SCHOOL

# 25 Foxglove Court, Spalding PE11 3DE

Bradley James welcomes you to Foxglove Court in Spalding, this charming end terrace house offers a perfect blend of modern living and convenience. Built in 2012, the property spans an inviting 678 square feet and is ideal for first-time buyers, small families, or those seeking a low-maintenance lifestyle.

Upon entering through the welcoming entrance hall, you will find a well-appointed kitchen to your right, perfect for culinary enthusiasts. Downstairs also has a convenient cloakroom, enhancing the practicality of the ground floor. The spacious lounge diner is a highlight of the home, featuring elegant French doors that open onto a low-maintenance rear garden, creating a seamless connection between indoor and outdoor living.

Upstairs, the property boasts two generously sized double bedrooms, one of which includes a built-in wardrobe, providing ample storage space. The family bathroom is impressively sized and features a four-piece suite, ensuring comfort and convenience for all residents.

The front of the property offers parking for one car and there are numerous visitor parking spaces, a valuable asset in this popular location. With a council tax band of A this property will keep monthly costs to a minimum, this home presents an attractive opportunity for those looking to settle in a vibrant community.

In summary, this delightful terraced house in Foxglove Court is a wonderful choice for anyone seeking a modern, low-maintenance home.



Council Tax Band: A



### **Entrance Hall**

UPVC front door into the entrance hall, UPVC double glazed window to the side, stairs leading to the first floor accommodation, under stairs storage cupboard and radiator.

### **Cloakroom**

UPVC obscured double glazed window to the side, WC with push button flush, wash hand basin with mixer tap over and radiator.

### **Kitchen**

9'1 x 7'3

UPVC double glazed window to the front, base and eye level units with work surface over, stainless steel sink with drainer and mixer tap over, integrated oven with four burner gas hob and stainless steel extractor over, space for freestanding fridge freezer, space for washing machine, power points and wall mounted boiler.

### **Lounge Diner**

16'4 x 14'0

UPVC double glazed window to the rear, French doors to the rear, wood effect laminate flooring, power points, radiator, TV point and telephone point.

### **Landing**

Power points.

### **Bedroom 1**

12'0 x 10'5

UPVC double glazed window to the front, power points, radiator, TV point and built-in wardrobe.

### **Bedroom 2**

9'6 x 8'9

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

### **Bathroom**

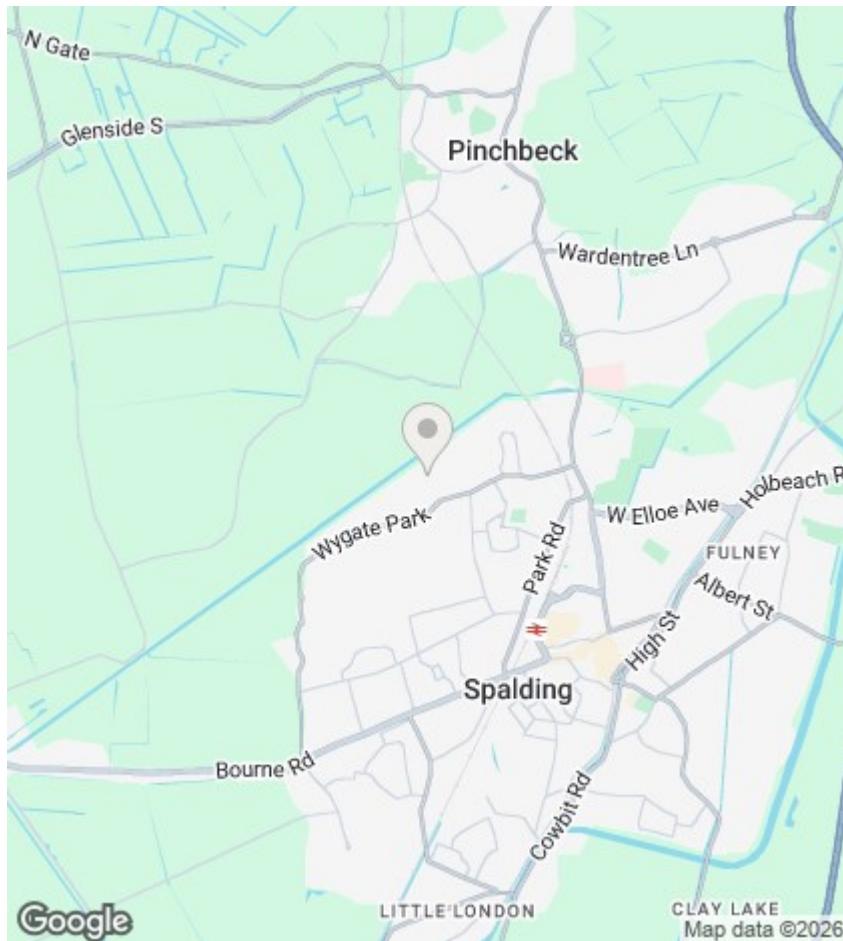
7'0 x 9'8

UPVC obscured double glazed window to the rear, four piece bathroom suite, panel bath with mixer tap over, WC with push button flush, wash hand basin with mixer tap over, extractor fan, shaver point,

shower cubicle with shower over and part tiled walls.

### **Outside**

To the front of the property there is one parking space with a variety of shrubs and decorative chipping. There is side gated access to the rear garden, which is fully enclosed by panel fencing. The garden is low maintenance being paved to patio, there is also a garden shed.



## Directions

## Viewings

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

## EPC Rating:

C

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	

