



7 ELLEN CRESCENT

SPALDING, PE11 1LD

£180,000
FREEHOLD

Offered to the market with no onward chain, this spacious three-bedroom semi-detached home occupies a generous plot in a popular residential cul-de-sac, making it an ideal purchase for first-time buyers, growing families or investors. The property offers well-proportioned living accommodation including a bright bay-fronted lounge, separate dining room, kitchen with utility area, ground floor wet room and WC, together with three first-floor bedrooms. Outside, the home benefits from a large enclosed rear garden, detached garage and ample off-road parking, providing fantastic potential to modernise and personalise. Conveniently located close to local schools, shops and transport links, this is an excellent opportunity to acquire a property with huge potential in a sought-after area of Spalding.

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- No onward chain
- Popular residential cul-de-sac location
- Three-bedroom semi-detached home
- Spacious lounge with bay window
- Dining room
- Kitchen with utility area
- Ground floor wet room and separate WC
- Large enclosed rear garden
- Detached garage and off-road parking
- Excellent potential to modernise and personalise



Summary

7 Ellen Crescent, Spalding, PE11 1LD

Offered to the market with NO ONWARD CHAIN, this three-bedroom semi-detached home occupies a generous plot within a popular residential cul-de-sac, presenting an excellent opportunity for first-time buyers, families, or investors alike.

The property offers well-proportioned accommodation throughout and is complemented by a large enclosed rear garden, detached garage and off-road parking.

Upon entering the property, the entrance leads into a bright and welcoming lounge (3.51m x 3.89m) featuring a bay window to the front elevation, feature fireplace and stairs rising to the first floor. A useful understairs storage cupboard (1.92m x 0.94m) provides additional practical storage.

To the rear of the property is the dining room (2.79m x 3.15m) with windows to the side and rear, offering an ideal space for family dining and entertaining. The adjoining kitchen (2.03m x 4.95m) enjoys an open-plan layout with windows overlooking the garden and access to the rear of the property. A utility room (1.52m x 1.04m), ground floor WC (1.52m x 0.76m) and wet room (2.72m x 1.65m) provide excellent practicality for everyday living.

The first floor comprises three bedrooms

and the family landing. The generous principal bedroom (3.53m x 3.86m) benefits from a bay window to the front elevation and built-in storage cupboard. Bedroom Two (3.12m x 2.06m) overlooks the rear garden, while Bedroom Three (2.26m x 2.72m) also enjoys rear-facing views, making it ideal as a child's bedroom, nursery or home office. The landing (2.97m x 0.87m) is naturally lit by a side window.

Externally, the property boasts a large rear garden, offering excellent outdoor space for families, keen gardeners or those wishing to extend, subject to the necessary planning permissions. A garage (6.10m x 3.05m) with an up-and-over door and rear access provides secure parking or workshop space, while the driveway offers additional off-road parking.

Situated within easy reach of local schools, shops, amenities and transport links, this chain-free home represents an excellent opportunity to purchase a property with fantastic potential in one of Spalding's most established residential locations.

Accommodation

Ground Floor

- * Lounge: 3.51m x 3.89m
- * Storage Cupboard: 1.92m x 0.94m
- * Dining Room: 2.79m x 3.15m
- * Kitchen: 2.03m x 4.95m

- * Utility Room: 1.52m x 1.04m
- * Wet Room: 2.72m x 1.65m
- * WC: 1.52m x 0.76m
- * Garage: 6.10m x 3.05m

First Floor

- * Bedroom One: 3.53m x 3.86m
- * Bedroom Two: 3.12m x 2.06m
- * Bedroom Three: 2.26m x 2.72m
- * Landing: 2.97m x 0.87m

Key Features

- * No onward chain
- * Popular residential cul-de-sac location
- * Three-bedroom semi-detached home
- * Spacious lounge with bay window
- * Dining room
- * Kitchen with utility area
- * Ground floor wet room and separate WC
- * Large enclosed rear garden
- * Detached garage and off-road parking
- * Excellent potential to modernise and personalise

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ADDITIONAL INFORMATION

Local Authority – South Holland

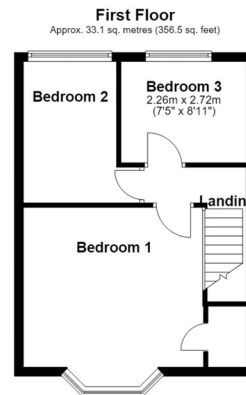
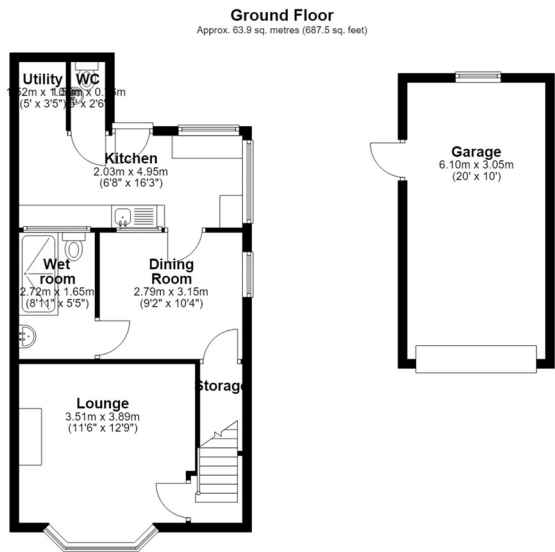
Council Tax – Band A

Viewings – By Appointment Only

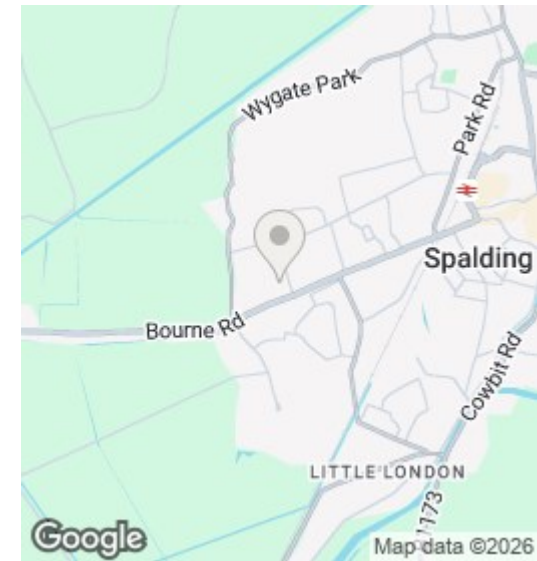
Floor Area – sq ft

Tenure – Freehold





Total area: approx. 97.0 sq. metres (1044.0 sq. feet)
7 Ellen Crescent



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

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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