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80 Stonegate, Spalding PE11 2PH

£350,000

BELVOIR!



Key Features

- > DETACHED FAMILY HOME
- > THREE DOUBLE BEDROOMS
 - > SNUG/BEDROOM FOUR
- > LOUNGE, DINING ROOM, STUDY
 - > CONSERVATORY
- > LARGE ATTRACTIVE GARDEN
 - > Tenure: Freehold
 - > EPC rating D

This well-presented detached house offers an inviting setting for family living, with a flexible layout and a range of desirable features. The property comprises three double bedrooms, with the added benefit of a versatile snug that can serve as a fourth bedroom if required. A spacious lounge is complemented by a separate dining room and a dedicated study, providing ample space for relaxation, entertaining, and home working alike. The conservatory, positioned to overlook the generous private rear garden, brings a bright and airy atmosphere, ideal for enjoying the surroundings in all seasons.

The kitchen adjoins a practical utility area and cloakroom, offering additional convenience and storage. The property features a well-appointed family bathroom and separate shower room serving the bedrooms. Ample off-road parking is provided via a private driveway, ensuring ease of access and security for multiple vehicles. Gas central heating promotes a comfortable environment throughout the year, whilst freehold tenure affords peace of mind regarding future ownership.

Local area

Located in Spalding, this property is situated in a popular residential area. The setting is particularly well-suited for families, with schools in close proximity and local amenities conveniently accessible. Residents benefit from a pleasant neighbourhood environment with a reputation for community and ease of living, making it a considered choice for those seeking a balance of convenience and tranquillity.





ENTRANCE

Feature porch over, part glazed door.

ENTRANCE HALL

Spacious hallway, stairs to first floor.

STUDY

7'8" x 6'6" (2.3m x 2m)

Window to the front elevation, radiator.

DINING ROOM

12'6" x 12'6" (3.8m x 3.8m)

Feature window to the front elevation, fire surround with feature fire, radiator parquet flooring. Arch to:

LOUNGE

13'10" x 12'3" (4.2m x 3.7m)

French doors and side panels to conservatory, radiator, feature fire surround with hearth, parquet flooring. Door to:

SNUG/BEDROOM 4

15'5" x 8'6" (4.7m x 2.6m)

Window to the front elevation.



KITCHEN

12'0" x 8'7" (3.7m x 2.6m)

Window to the side elevation, range of modern fitted base and wall units, 1 1/2 bowl sink unit with mixer taps over, built in oven, 5 ring gas hob and hood, space for dish washer. Door to pantry with window to the side elevation.

INNER HALLWAY

Door to conservatory.

UTILITY ROOM

9'1" x 6'11" (2.8m x 2.1m)

Window to the side elevation, range of fitted base and wall units, sink unit with mixer taps over, space for washing machine and tumble dryer, wall mounted boiler.





CLOAKROOM

9'1" x 6'11" (2.8m x 2.1m)

Windows to side and rear elevation, two-piece suite comprising of WC, feature wash hand basin, wall mounted heater.

CONSERVATORY

22'9" x 6'6" (6.9m x 2m)

Timber double glazed construction, French doors to rear elevation, radiator.

LANDING

Spacious landing with half turn staircase from ground floor, window to the side elevation.

BEDROOM 1

12'10" x 10'4" (3.9m x 3.1m)

Window to the front elevation, radiator, range of fitted wardrobes, built in wardrobe. (measurements exclude wardrobes)

BEDROOM 2

12'9" x 11'10" (3.9m x 3.6m)

Window to the rear elevation, twin built in wardrobes, radiator.

BEDROOM 3

11'11" x 8'8" (3.6m x 2.6m)

Window to the front elevation, built in wardrobe, radiator.

BATHROOM

Window to the rear elevation, modern three-piece suite comprising of vanity unit, wash hand basin, WC, panelled bath with bi fold screen and shower over, heated towel rail.

SHOWER ROOM

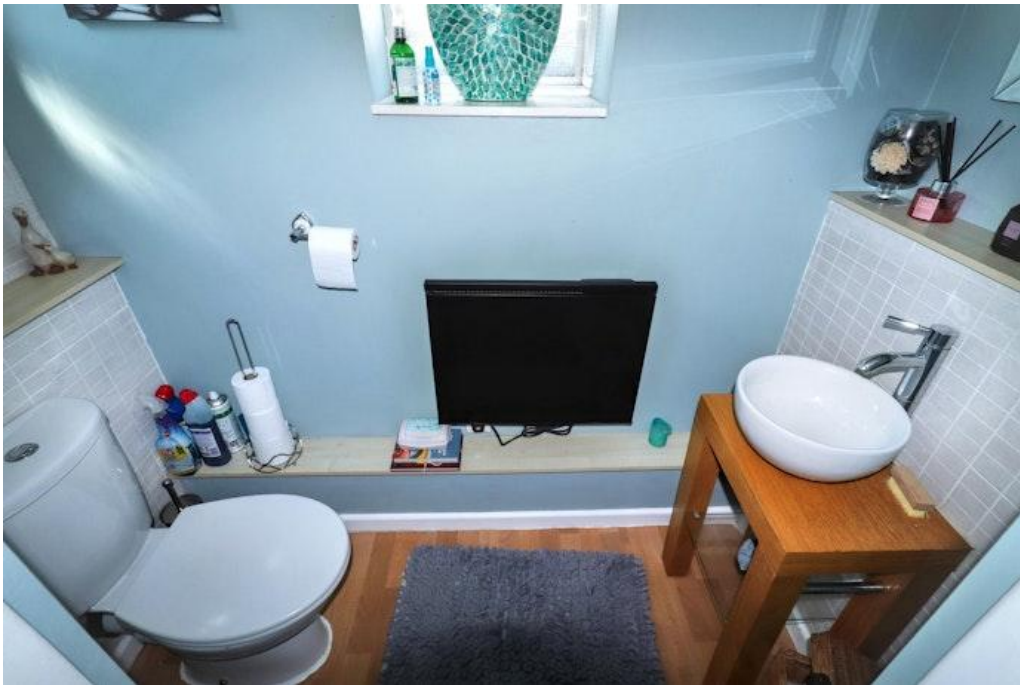
Window to the rear elevation, shower cubicle, airing cupboard,

EXTERNALLY

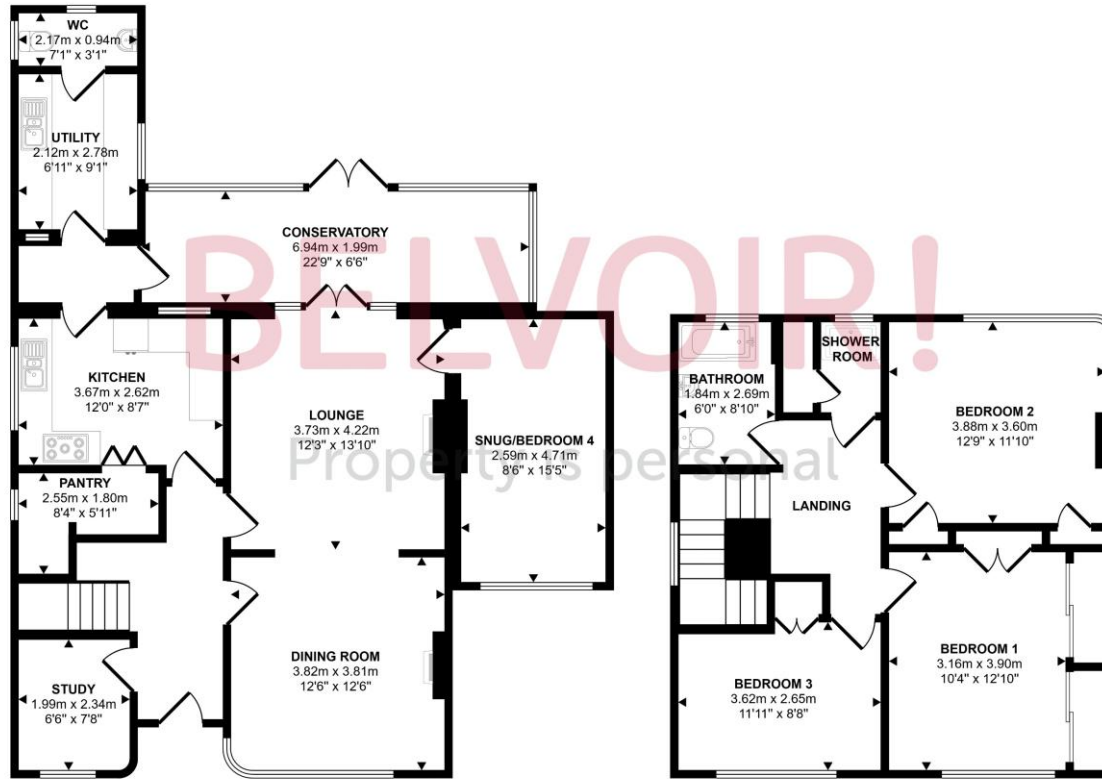
FRONT: Low wall to front, hedge to either side, gated access to rear, block paved drive providing ample off-road parking.

REAR: Generous and well-maintained garden with patio area mature borders, extensive lawn area, two timber sheds and brick-built store, space for raised swimming pool.



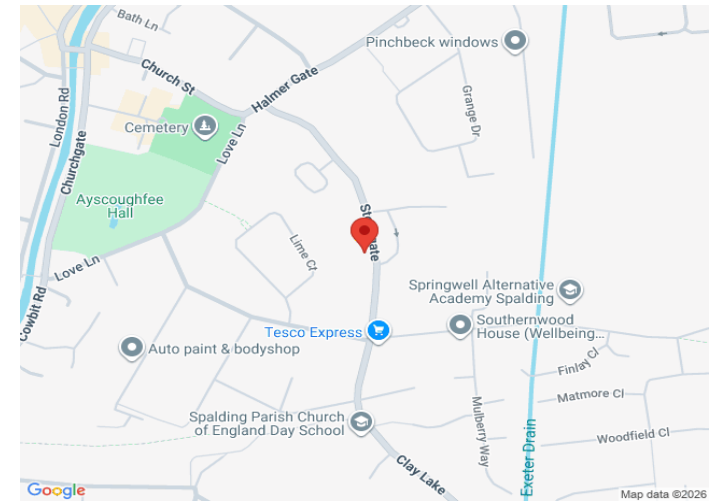


Approx Gross Internal Area
164 sq m / 1763 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



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