



BRADLEY JAMES

ESTATE AGENTS



5 Church Street, Spalding, PE11 2PB

Asking price £250,000

- No chain
- Georgian property in a conservation area
- Centrally located
- Two reception rooms inside and an outside studio plus a cellar
- Outside studio with vaulted ceiling and underfloor heating
- Grade two listed
- Overlooking St Mary & St Nicholas Parish Church
- Original features inside and out
- Lock up and go and possible Air BnB
- En-suite to bedroom one

Bradley James welcomes you to Church Street in the charming town of Spalding.

This exquisite 1671 st ft, NO CHAIN Grade II listed Georgian house offers a delightful blend of historical elegance and modern convenience. With its striking façade, the property immediately captures the eye, while the interior reveals a wealth of character, featuring exposed beams, traditional Georgian windows, and a stunning feature staircase that adds to its unique charm.

This beautiful home comprises of two well-proportioned double bedrooms with an en-suite to bedroom one. You have two comfortable reception rooms, and a well-appointed bathroom, making it an ideal space for both relaxation and entertaining. From your sitting room, dining room and both bedrooms you enjoy views of the St Mary & St Nicholas Parish Church.

Not only do you have two internal reception rooms, there is a study, a cellar and an outdoor studio which comes with French doors, a vaulted ceiling and underfloor heating.

The property is perfect for those seeking a lock-up-and-go lifestyle, whether you are a frequent traveller or looking to explore the potential of short-term rentals such as Airbnb.

Situated conveniently with excellent road links to the A16, this location provides easy access to nearby towns including Stamford, Peterborough, Norfolk, and Lincoln, ensuring that you are well-connected to the wider region.

Embrace the warmth and character that this Georgian gem exudes, and make it your next chapter in life. Whether you are a first-time buyer, a small family, or an investor, this property presents a wonderful opportunity to own a piece of history in a vibrant community. Don't miss the chance to experience the charm of this remarkable home.



Council Tax Band: C



Entrance Hall

Wooden obscured front door into the entrance hall which has stairs leading up to the first floor accommodation, radiator, power points, alarm panel, fuse box housed in a storage cupboard, thermostat control and under stairs storage cupboard.

Sitting Room

18'3 x 16'4

Wooden single glazed Georgian style sash window to the front with internal secondary glazing, overlooking the church, exposed beams, inset fireplace, herringbone real wood flooring, power points, radiator, telephone point and wall lights.

Dining Room

15'0 x 14'4

Wooden single glazed Georgian style sash window to the front overlooking the church with internal secondary glazing, exposed beam, radiator, power points, TV point, skimmed ceiling with inset spotlights and a breakfast bar.

Kitchen

17'5 x 7'0

Wooden sealed double glazed windows to the rear, wooden sealed double glazed stable door to the rear, base and eye level units with work surface over, sink and drainer with mixer tap over, integrated dishwasher, space and point for fridge freezer, space and plumbing for washing machine, integrated Neff hide and slide electric oven and grill, tiled floor, tiled splashback, integrated microwave, electric hob with extractor over and power points.

Cloakroom

Wooden obscured sealed double glazed window to the rear, WC with push button flush, vanity wash hand basin with mixer taps over and storage cupboard beneath, tiled splashback and skimmed ceiling.

Landing

Georgian style window to the front overlooking the church, loft hatch and inset exposed beams.

Bedroom 1

15'5 x 14'3

Wooden single glazed Georgian style window to the front overlooking the church with secondary glazing, radiator, power points, skimmed ceiling and a door to the en-suite shower room.

Bedroom 1 En-suite

Wooden obscured sealed double glazed windows to the rear, double shower cubicle with an electric shower, WC

with push button flush, vanity wash hand basin with mixer taps and storage drawers beneath, wall mounted heated towel rail, fully tiled walls, Worcester Bosch boiler and skimmed ceiling with inset spotlights.

Bedroom 2

18'8 x 17'1 max

Wooden single glazed Georgian style windows to the front overlooking the church with secondary glazing, radiator, power points, skimmed ceiling and two storage cupboards.

Study

7'5 x 7'0

Wooden sealed double glazed window to the rear, radiator, power points and skimmed ceiling.

Family Bathroom

Wooden obscured sealed double glazed window to the rear, panel bath with mixer taps over, WC with push button flush, pedestal wash hand basin with mixer taps over, half height tiled walls, tiled floor, radiator and skimmed ceiling.

Outside

Side gated access leading to the side and rear garden, it is enclosed by bespoke iron gates and decorative brick walls, laid to patio, outside light, outside tap and then this continues to the outside studio.

Outside Studio

12'3 x 10'6

Wooden sealed double glazed French doors to the front, two double Velux style windows in the ceiling, underfloor heating, power points, TV point and vaulted ceiling with skimmed ceiling with inset spotlights.







Viewings

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

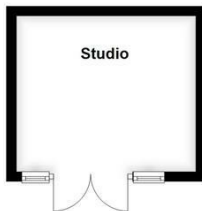
EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

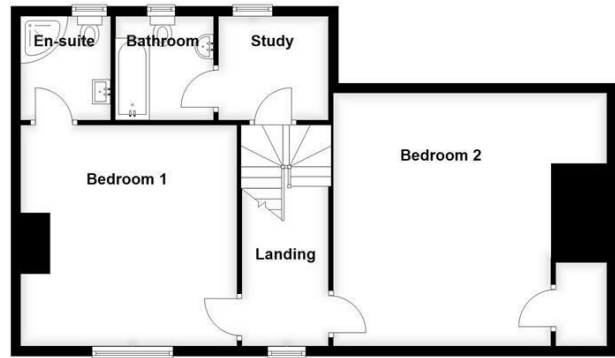
Ground Floor

Approx. 82.4 sq. metres (886.8 sq. feet)



First Floor

Approx. 72.9 sq. metres (784.4 sq. feet)



Total area: approx. 155.3 sq. metres (1671.2 sq. feet)