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21 Maple Grove, Spalding PE11 2LE

Guide Price £275,000 Freehold

- No Chain
- 3 Bedrooms
- Walking Distance of Town Centre and Schools
- Conservatory
- Generous Sized Rear Garden

3 bedroom detached house situated in a favoured location of Spalding. Good sized driveway, single garage and established generous rear garden. 2 reception rooms, kitchen, conservatory, 3 bedrooms and bathroom. Gas central heating. No chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



ACCOMMODATION

Storm porch with external lighting and leading to an obscure leaded UPVC double glazed door into:

ENTRANCE HALLWAY

9' 0" x 9' 0" (2.76m x 2.76m) UPVC double glazed window to the side elevation, coved ceiling, centre light point, radiator, alarm controls, electric consumer unit fitted into cupboard, door to:

FORMAL LOUNGE

14' 11" x 15' 1" (4.57m x 4.61m) UPVC double glazed bay window to the front elevation, UPVC double glazed window to the side elevation, coved and textured ceiling, decorative ceiling rose, centre light point, 2 radiators, 2 TV points, feature brick fireplace with wooden mantle and tiled hearth with fitted gas coal effect fire.



From the Entrance Hallway a door leads into:

CLOAKROOM

2' 9" x 5' 6" (0.86m x 1.70m) Obscure UPVC double glazed window to the side elevation, textured ceiling, centre light point, fitted with a low level WC, gas meter located in the Cloakroom.

From the Entrance Hallway a door leads into:

KITCHEN BREAKFAST ROOM

8' 11" x 17' 0" (2.73m x 5.20m) UPVC double glazed window to the rear elevation, composite glazed door to the side elevation leading into Conservatory, coved and textured ceiling, 2 strip lights, tiled flooring, fitted with a wide range of base and eye level units, work surfaces over, inset single drainer sink, tiled splashbacks, space for fridge freezer, integrated Stoves double fan assisted oven, integrated stainless steel 4 ring gas hob, extractor hood over, plumbing and space for dishwasher and washing machine, further drawer units, breakfast bar, fully tiled walls, radiator. Door into:



DINING ROOM

11' 6" x 12' 10" (3.53m x 3.92m) UPVC double glazed door to the rear elevation with matching UPVC double glazed windows to both sides, skimmed and coved ceiling, decorative ceiling rose, centre light point, double radiator, TV point, feature brick fireplace with wooden mantle and fitted gas fire.



STORAGE CUPBOARD

2' 11" x 6' 1" (0.91m x 1.86m) Obscure UPVC double glazed window to the side elevation, skimmed ceiling, centre light point, leading into:

UNDERSTAIRS STORAGE CUPBOARD

2' 11" x 6' 3" (0.89m x 1.93m) Skimmed sloping ceiling, wall light.

CONSERVATORY

11' 8" x 11' 8" (3.58m x 3.56m) Dwarf brick wall construction, UPVC double glazed windows to both sides and to the rear elevation, UPVC double glazed door to the side elevation, UPVC double glazed French doors to the rear elevation, heat resistant polycarbonate roof, central fan light, various power points.





From the Entrance Hallway the staircase rises to:

FIRST FLOOR GALLERIED LANDING

6' 0" x 16' 8" (1.84m x 5.09m) UPVC double glazed window to the side elevation, coved ceiling, centre light point, smoke alarm, access to loft space, radiator, walk-in storage cupboard off housing Viessmann gas boiler and heated towel rail.



MASTER BEDROOM

14' 11" x 15' 1" (4.56m x 4.60m) Aluminium double glazed window to the side elevation, UPVC double glazed window to the front elevation, coved ceiling, centre light point, double radiator, fitted double wardrobes, 2 bedside cabinets, built-in dressing table with drawer units.



BEDROOM 2

9' 11" x 9' 6" (3.03m x 2.91m) UPVC double glazed window to the rear elevation, coved and textured ceiling, centre light point, radiator, TV point, 3 sliding mirrored wardrobes into recess with hanging rail and shelving.



BEDROOM 3

9' 2" x 9' 11" (2.80m x 3.04m) UPVC double glazed window to the rear elevation and side elevations, coved and textured ceiling, centre light point, radiator, double door glass mirrored wardrobe with hanging rail and shelving.



FAMILY BATHROOM

6' 7" x 8' 6" (2.03m x 2.61m) Aluminium obscure double glazed window to the side elevation, fully tiled walls, coved ceiling, centre light point, fully tiled walls, stainless steel heated towel rail, fitted with a four piece suite comprising low level WC, wash hand basin fitted into vanity unit with storage below and medicine cabinet over with lighting, bath with mixer tap, shower enclosure with fitted thermostatic shower over.



EXTERIOR

Dwarf brick wall with shrub area to the front boundary, pedestrian gated access to the side with block paved pathway.

Driveway leading to the:

ATTACHED GARAGE

7' 11" x 17' 9" (2.42m x 5.43m) Up and over door, strip lighting, cold water tap, shelving, power points.

REAR GARDENS

Extensive patio area, 2 water butts, 2 wooden garden sheds, the garden is mainly laid to lawn with a wide range of mature shrub and tree borders, fenced boundaries to both sides and to the rear elevation, fruit tree.



DIRECTIONS

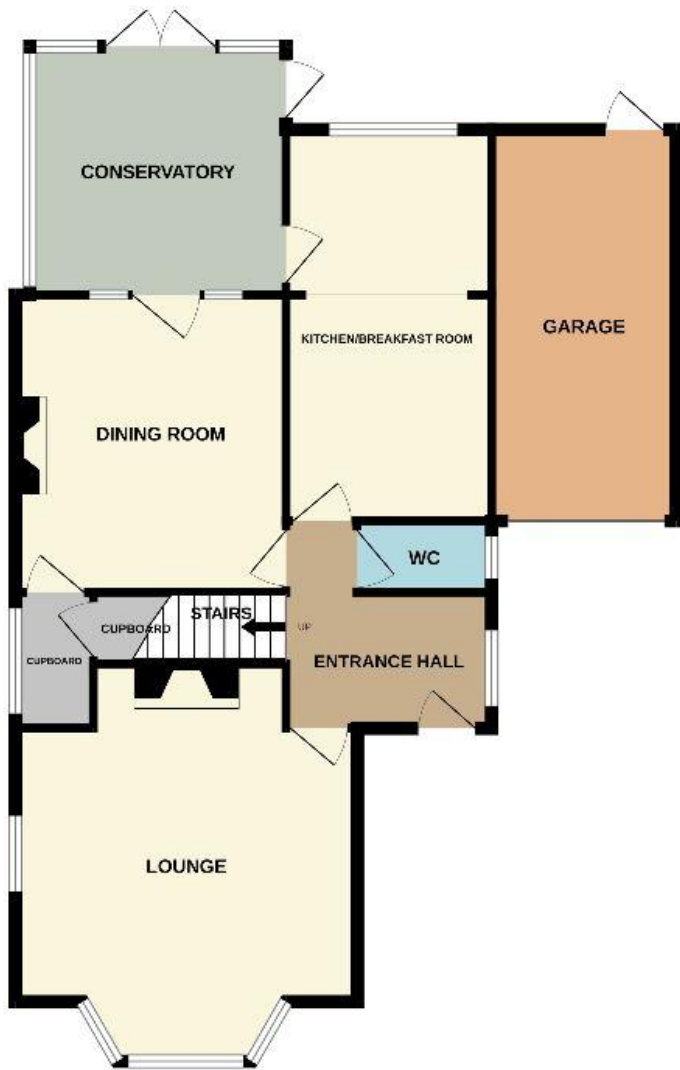
From the centre of Spalding at the High Bridge proceed into Church Street, continuing past the Church and then veering left into Halmergate. Proceed taking the fourth left hand turning into Maple Grove.

AMENITIES

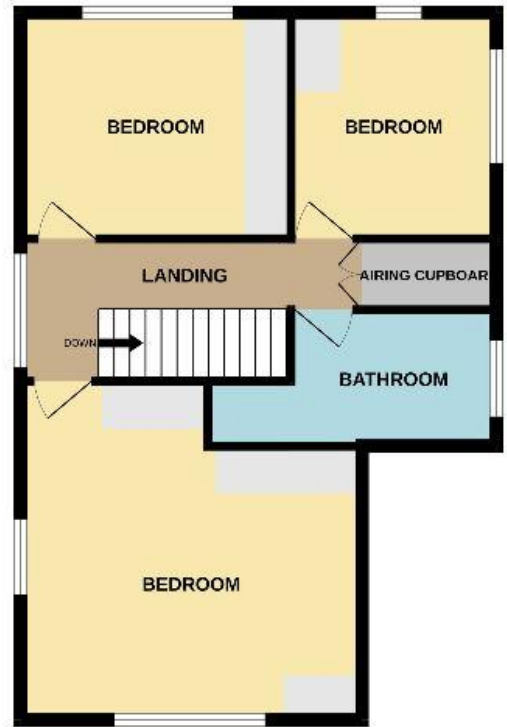
The property is extremely well situated for access to Spalding town centre with all its associated amenities including local primary and secondary schools. The Georgian market town of Spalding has a wide range of shopping, banking, leisure, commercial and educational facilities along with bus and railway stations, the innovative water taxi service and, on the eastern outskirts, the Springfields Retail Outlet/Festival Gardens. The cathedral city of Peterborough is 19 miles to the south accessed via the recently re-routed and vastly improved A16 for access to the A1 and a fast train link with London's Kings Cross minimum journey time 50 minutes.







1ST FLOOR
572 sq.ft. (53.1 sq.m.) approx.



THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES

All Mains

COUNCIL TAX

Band D

LOCAL AUTHORITIES

South Holland District Council 01775 761161
 Anglian Water Services Ltd. 0800 919155
 Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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Ref: S11308

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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