



21 MAYFAIR DRIVE SPALDING, PE11 2UG

**£250,000
FREEHOLD**

Set within a quiet and popular residential area of Spalding, 21 Mayfair Drive is a detached three-bedroom family home offering spacious, well-balanced accommodation and exciting potential. Offered chain free, the property is ideal for buyers seeking a smooth purchase and the opportunity to modernise and add value. Highlights include two generous reception rooms, a large utility space, integral garage, and a modern bathroom with a stylish walk-in shower. With well-proportioned bedrooms and close proximity to local amenities, this is a fantastic opportunity to create a long-term family home in a sought-after location.

21 MAYFAIR DRIVE

- Detached three-bedroom family home
- Quiet and popular residential location
- Chain-free sale
- Two reception rooms
- Kitchen with separate utility room
- Modern bathroom with large walk-in shower
- Amazing opportunity to add value
- Good-sized, well-landscaped rear garden
- Quality garden shed included
- Access to the riverbank



Summary

Situated within a quiet and popular residential location with access to the river bank providing a brilliant opportunity to go on stunning dog walks, close to local services and amenities, 21 Mayfair Drive, Spalding is a detached three-bedroom family home offering well-proportioned accommodation and excellent potential. The property is offered for sale chain free, making it an attractive opportunity for buyers looking for a smooth transaction.

Features a modern bathroom with a large walk-in shower with most of the carpets being under 5 years old, providing a strong starting point for improvement.

The ground floor comprises a welcoming entrance hall with stairs rising to the first floor, a spacious lounge with a front-facing window, and a separate dining room with rear aspect window and double doors, ideal for family meals or entertaining. The kitchen is positioned to the rear and includes a useful storage cupboard, with access to a generous utility room offering multiple windows and external access. Additional ground floor benefits include a WC, pantry, and integral garage with up-and-over door.

To the first floor, the property offers three well-sized bedrooms, including two generous doubles, along with a landing featuring a side window and storage. The modern bathroom is fitted with a large walk-in shower and enjoys a rear-facing window providing natural light.

Overall, this detached home presents a fantastic opportunity for buyers seeking a well-located family property with scope to improve, set within an established residential area of Spalding.

Rooms

Ground Floor

Entrance Hall

Welcoming entrance hall with staircase rising to the first floor and doors leading to the main

reception rooms.

Lounge – 4.72m x 3.91m

Spacious living room featuring a window to the front aspect, providing good natural light. A comfortable family space with access through to the dining room.

Dining Room – 3.76m x 2.95m

Located to the rear of the property with a window overlooking the garden. Double doors provide a sense of separation while allowing an open feel when entertaining. Door leading through to the kitchen.

Kitchen – 3.76m x 2.62m

Rear-facing kitchen fitted with base units and work surfaces, with a window overlooking the garden. Includes a useful built-in storage cupboard and a door leading to the utility room.

Utility Room – 1.96m x 2.49m

A practical additional space with two rear-facing windows and a further side window, offering excellent natural light. Provides external access and space for appliances.

WC – 1.19m x 1.07m

Ground floor cloakroom with side-facing window, fitted with a low-level WC.

Pantry – 1.19m x 1.32m

Useful storage area, ideal for household items and food storage.

Garage – 4.85m x 2.49m

Integral single garage fitted with an up-and-over door, providing parking or additional storage.

First Floor

Landing – 2.90m x 2.21m

Light and airy landing with side-facing window and access to all first-floor accommodation.

Bedroom One – 4.32m x 3.40m

A generous double bedroom positioned to the

front of the property, offering ample space for bedroom furniture.

Bedroom Two – 3.89m x 3.40m

Another well-proportioned double bedroom located to the rear, benefiting from a built-in storage cupboard.

Bedroom Three – 2.92m x 2.21m

Front-facing bedroom suitable as a single bedroom, nursery, or home office.

Bathroom – 2.29m x 2.21m

Modern bathroom fitted with a large walk-in shower, wash hand basin, and WC. Rear-facing window provides natural light and ventilation.

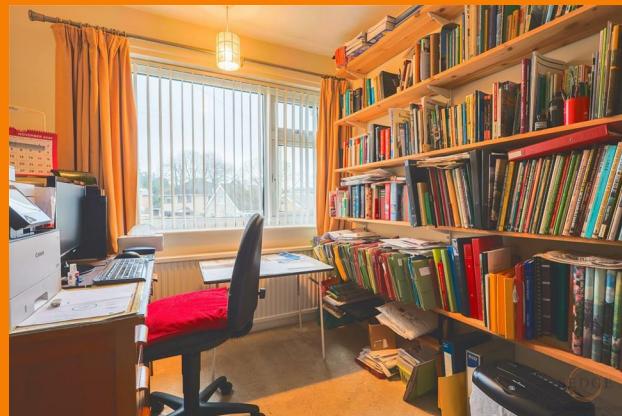
Rear Garden

The rear garden is a good size and beautifully landscaped, offering an attractive and well-maintained outdoor space ideal for relaxing and entertaining. The garden is thoughtfully arranged and features a high-quality shed, providing excellent storage. A lovely setting that complements the property and enhances its family appeal.

These particulars are intended to give a fair and accurate description of the property to the best of the agent's knowledge at the time of marketing. They do not constitute part of an offer or contract.

Some properties may be subject to additional charges such as estate management charges, rentcharges, service charges, or other ongoing costs relating to communal areas or shared infrastructure. Prospective purchasers are advised to make their own enquiries and seek confirmation of all details, including tenure and any associated charges, via their solicitor prior to exchange of contracts.

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ADDITIONAL INFORMATION

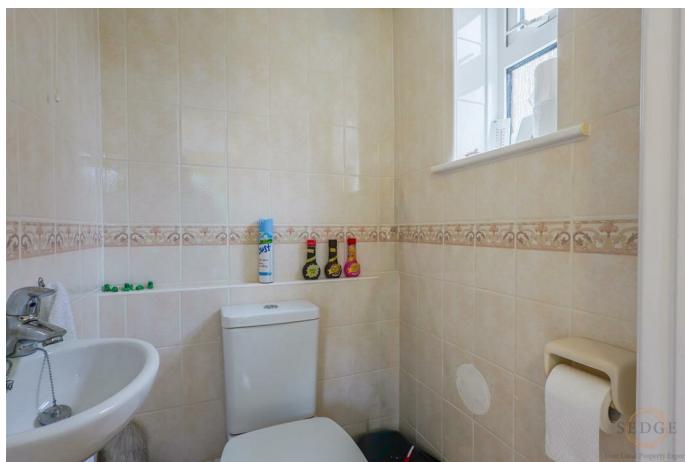
Local Authority – South Holland

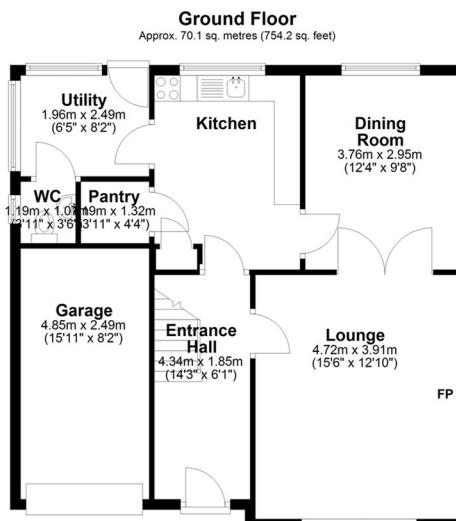
Council Tax – Band C

Viewings – By Appointment Only

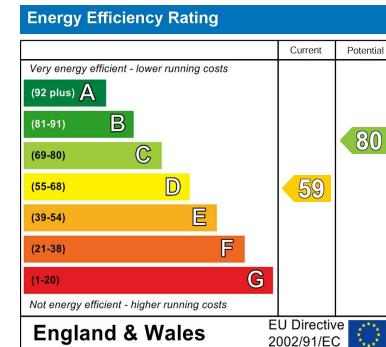
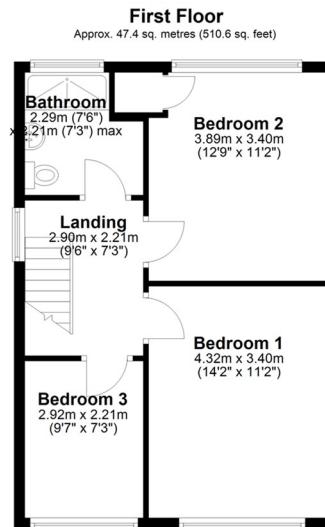
Floor Area – sq ft

Tenure – Freehold





21 Mayfair



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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