



27 GOODFELLOWS ROAD

SPALDING, PE11 3AT

£179,950
FREEHOLD

A beautifully updated four-bedroom family home situated in a popular residential location, benefiting from recent redecoration, new carpets and internal doors throughout. Offering a spacious lounge, generous kitchen/diner, utility room and ground floor bathroom, alongside ample off-road parking and a fantastic enclosed rear garden with an electric outbuilding, patio area, shed and optional hot tub. Presented in true move-in ready condition, early viewing is highly recommended.

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- Recently redecorated throughout • New carpets fitted throughout • New internal doors installed • Four well-proportioned bedrooms • Spacious lounge • Large kitchen/diner ideal for family living • Ground floor utility room and bathroom • Ample off-road parking • Large enclosed rear garden with patio area • Substantial outbuilding with electricity, garden shed and optional hot tub included



Summary

Introducing this beautifully presented four-bedroom family home on Goodfellows Road, offering spacious and versatile accommodation that has been thoughtfully updated throughout. Having been recently redecorated with new carpets and internal doors fitted throughout, the property is truly ready to move straight into, making it an ideal choice for growing families and first-time buyers alike.

The accommodation begins with an inviting entrance hall leading through to a generous lounge, providing the perfect space to relax and entertain. To the rear of the property is a spacious kitchen/diner, ideal for modern family living, complemented by a useful utility room and a ground floor bathroom. Additional storage space adds further practicality to the home.

To the first floor are four well-proportioned bedrooms, all offering comfortable accommodation and flexibility for those requiring home office space or additional guest rooms.

Externally, the property continues to impress. To the front, there is ample off-road parking for multiple vehicles. The enclosed rear garden provides a fantastic outdoor space for families and entertaining, featuring a patio seating area, garden shed and a substantial

outbuilding complete with electricity, offering endless possibilities as a workshop, home office, gym or hobby room. For those looking to enjoy the ultimate in relaxation, the current owners are also willing to include the hot tub within the sale should the purchaser wish to retain it.

Having undergone significant improvements and presented in move-in ready condition, this superb home offers space, practicality and excellent outdoor amenities in equal measure.

Accommodation comprises:

Ground Floor

- Lounge – 3.68m x 4.70m
- Entrance Hall – 2.16m x 1.19m
- Storage – 1.42m x 1.70m
- Kitchen/Diner – 3.84m x 4.55m
- Utility – 1.19m x 2.03m
- Bathroom – 2.51m x 1.70m

First Floor

- Bedroom One – 3.86m x 3.84m
- Bedroom Two – 3.71m x 2.69m
- Bedroom Three – 2.72m x 3.45m
- Bedroom Four – 3.86m x 2.51m
- Landing – 1.78m x 3.66m

Key Features

Recently redecorated throughout

- New carpets fitted throughout
- New internal doors installed
- Four well-proportioned bedrooms
- Spacious lounge
- Large kitchen/diner ideal for family living
- Ground floor utility room and bathroom
- Ample off-road parking
- Large enclosed rear garden with patio area
- Substantial outbuilding with electricity, garden shed and optional hot tub included

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ADDITIONAL INFORMATION

Local Authority – South Holland

Council Tax – Band A

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold



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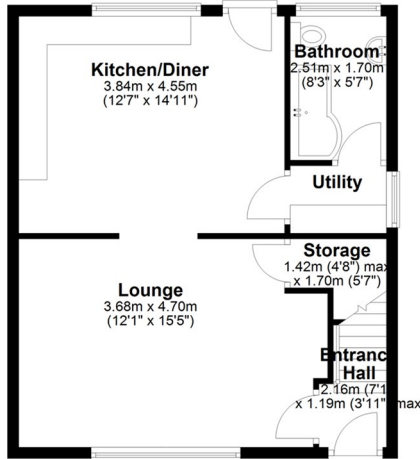


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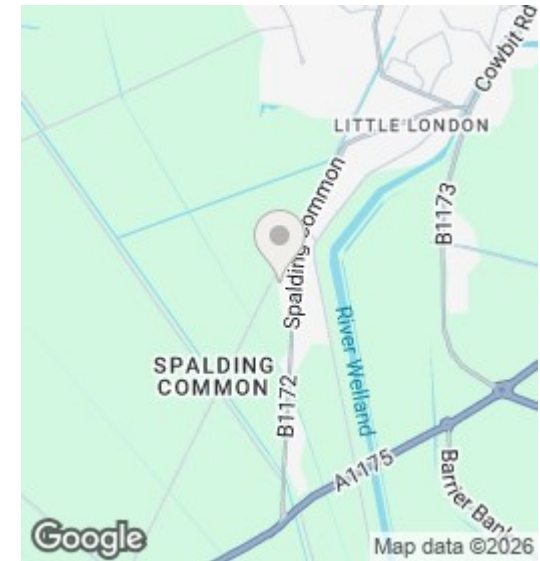
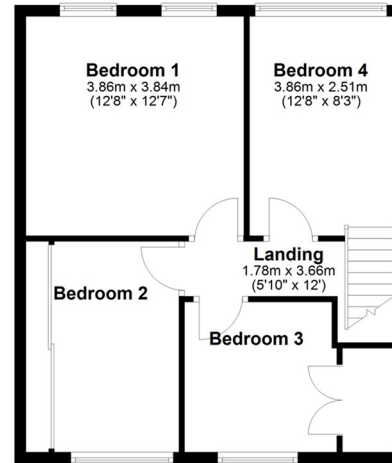
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Ground Floor
Approx. 49.3 sq. metres (530.4 sq. feet)



Total area: approx. 98.4 sq. metres (1059.0 sq. feet)
27 Goodfellows

First Floor
Approx. 49.1 sq. metres (528.5 sq. feet)



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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