

## 8 WITHAM ROAD SPALDING, PE11 3WT

**£205,000**  
**FREEHOLD**

Nestled on Witham Road in the charming town of Spalding, this modern townhouse presents an exceptional opportunity for families seeking a comfortable and stylish home. Boasting two well-proportioned bedrooms, including a master suite complete with an en-suite bathroom, this property is designed with both convenience and luxury in mind.

The layout of the home is thoughtfully crafted, providing ample space for family living and entertaining. With three bathrooms in total, morning routines will be a breeze, ensuring that everyone has their own space. The property also features a dedicated area that can easily be transformed into a home office, catering to the needs of those who work remotely or require a quiet space for study.

A single garage adds to the practicality of this townhouse, offering secure parking and additional storage options. The location is particularly appealing, as it is situated close to excellent local schools, making it an ideal choice for families with children.



# 8 WITHAM ROAD

• CLOSE TO LOCAL SCHOOLS • SINGLE GARAGE AND PARKING • THREE BEDROOMS • EN-SUITE TO MASTER BEDROOM • CLEVER SPACE FOR AT HOME OFFICE • MODERN INTERIOR • KITCHEN WITH INTERGATED APPLIANCES • UPVC DOUBLE GLAZED WINDOWS • POPULAR RESIDENTIAL LOCATION • CALL TODAY



## Summary

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This modern family home combines contemporary living with a welcoming atmosphere, making it a perfect sanctuary for those looking to settle in Spalding. With its desirable features and

prime location, this property is sure to attract interest from discerning buyers. Don't miss the chance to make this lovely townhouse your new home.

## Entrance Hall

Sealed unit double glazed door with storm porch over, radiator, stairs to first floor landing, storage cupboard, under stairs recess.

## WC

UPVC double glazed window to the front elevation, two piece suite comprising of WC, wash hand basin, heated towel rail.

## Kitchen/Diner

Modern kitchen, with ample storage and space for dining table. With integrated appliances including fridge freezer, dish washer and eye level ovens.

## Lounge

UPVC double glazed French doors with UPVC double glazed side panels to the rear elevation, radiator.

## Bedroom 2

UPVC double glazed window to the rear elevation, radiator. (maximum measurements)

## Bedroom 3

UPVC double glazed window to the front elevation, radiator.

## Bathroom

Three piece suite comprising of WC, wash hand basin, panelled bath, heated towel rail, extractor.

## Office/Landing

UPVC double glazed window to the front elevation, radiator, stairs to 2nd floor.

## Bedroom 1

UPVC double glazed window to the front elevation and Velux style window to the rear, to radiators, storage cupboards and access to eves storage (maximum measurements including en suite, storage, stairs and into recess)

## Landing

Two Storage cupboard, double door, door to:

## En-suite Shower Room

Velux style window to the rear elevation, three piece suite comprising of WC, wash hand basin, shower cubicle, heated towel rail, extractor.

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.



## 8 WITHAM ROAD







Your Local Property Experts



## 8 WITHAM ROAD

### ADDITIONAL INFORMATION

**Local Authority** – South Holland

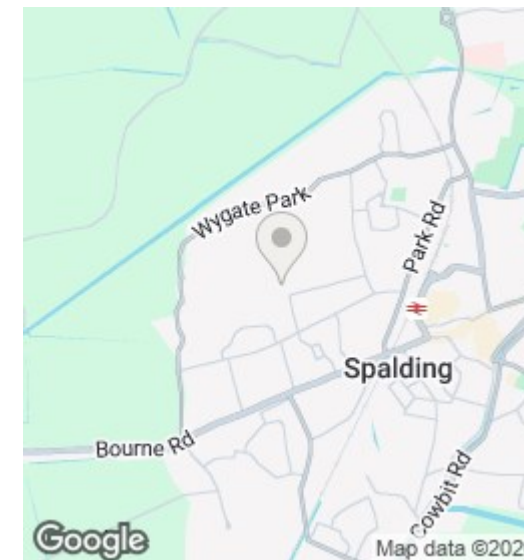
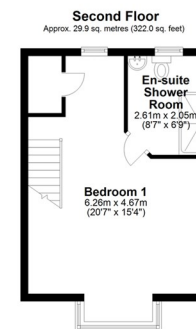
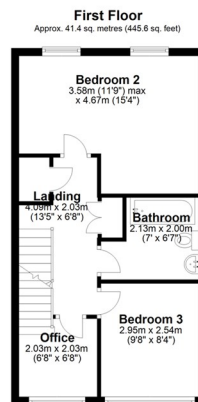
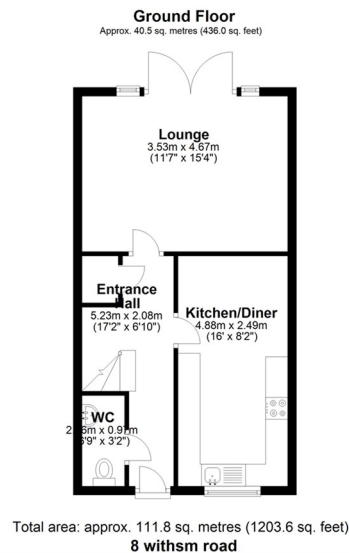
**Council Tax** – Band C

**Viewings** – By Appointment Only

**Floor Area** – 870.00 sq ft

**Tenure** – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		94
(81-91) <b>B</b>	81	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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