



18 CHAPEL LANE SPALDING, PE11 1BP

**£185,000
FREEHOLD**

Located in the heart of Spalding town centre, 18 Chapel Lane is a well-presented three-bedroom detached home offering spacious and versatile accommodation throughout. The property enjoys excellent access to local amenities and benefits from dual access, both directly onto pedestrianised Chapel Lane and via a private rear courtyard garden. With multiple reception areas, a modern kitchen/diner, a conservatory, and the rare advantage of off-road parking via a car port, this home combines central convenience with practical family living.

18 CHAPEL LANE

- Three-bedroom detached home
- Central Spalding town centre location
- Close to shops, cafés and local amenities
- Front access onto pedestrianised Chapel Lane
- Stylish modern kitchen/diner
- Multiple reception spaces including conservatory
- Ground floor WC and ample storage
- Private courtyard garden with timber-built bar area
- Car port providing off-road parking
- Versatile layout ideal for families or professionals



Summary

Situated in the heart of Spalding town centre, this well-presented three-bedroom detached home offers versatile living space and excellent access to local amenities, shops, cafés and transport links.

The property benefits from two external access points: a front door opening directly onto the pedestrianised Chapel Lane, ideal for town-centre living, and a rear entrance leading to a private courtyard garden. The courtyard features a timber-built bar area, making it perfect for entertaining, and provides access through to a car port offering valuable off-road parking.

Ground Floor

The ground floor is spacious and flexible in layout. The open-plan lounge to the front enjoys a large window overlooking Chapel Lane, creating a bright and welcoming living space. To the rear is a stylish, modern kitchen/diner with a contemporary design, offering ample space for dining and entertaining. This flows through to a conservatory with windows to the rear and sides and double doors opening out to the courtyard garden.

Additional ground floor accommodation includes a sitting room/playroom, ideal as a snug, home office or children's play area, along with a convenient WC and useful storage. The hallway provides further storage cupboards

and access to the stairs.

First Floor

Upstairs, the property offers three well-proportioned bedrooms. The main bedroom is located to the front of the house, with a second generous bedroom to the rear benefiting from built-in storage. The third bedroom, also to the front, is ideal as a child's room or home office. The family bathroom is positioned to the rear and includes a window for natural light.

Outside

The enclosed courtyard garden offers a private outdoor space rarely found in such a central location, complemented by the timber bar area and direct access to the car port for off-road parking.

This centrally located home combines character, practicality and modern living, making it an ideal choice for families, professionals or anyone looking to enjoy town-centre convenience with outdoor space and parking.

Rooms

Ground Floor

Lounge – 4.39m x 4.22m
A bright and welcoming open-plan lounge positioned to the front of the property, featuring a window overlooking pedestrianised Chapel Lane. This generous space is ideal for relaxing or entertaining and flows seamlessly into the rest of the ground floor accommodation.

First Floor

Kitchen / Diner – 2.39m x 6.54m
A stylish, modern kitchen/diner designed with both practicality and contemporary living in mind. The space offers ample room for dining, features a sleek layout, and benefits from double doors, creating an open and sociable environment ideal for family life and entertaining.

Conservatory

A light-filled conservatory with a window to the rear, two windows to the side and double doors opening out to the courtyard garden, providing an excellent additional living space with views over the outdoor area.

Sitting Room / Play Room – 2.97m x 1.86m

A versatile open-plan room that can be used as a sitting room, children's playroom, home office or snug, offering flexibility to suit a variety of needs.

WC

Convenient ground-floor cloakroom fitted with a low-level WC and wash hand basin.

Storage

Useful ground-floor storage space, ideal for household essentials.

Hallway – 4.39m x 2.06m

A spacious hallway with built-in storage cupboards, providing access to the main living areas and stairs rising to the first floor.

Bedroom One – 4.34m x 2.97m
A generous double bedroom located to the front of the property, offering ample space for bedroom furniture and benefiting from natural light via the front-facing window.

Bedroom Two – 2.29m x 3.99m

A well-proportioned double bedroom positioned to the rear, featuring a window overlooking the courtyard and a built-in storage cupboard.

Bedroom Three – 2.82m x 3.18m

A comfortable third bedroom to the front of the property, ideal as a child's bedroom, guest room or home office.

Bathroom – 2.29m x 2.34m

A family bathroom located to the rear, fitted with a bath, wash hand basin and WC, and benefiting from a rear-facing window for natural light and ventilation.

Landing

Providing access to all first-floor rooms.

Certain properties may be subject to ongoing charges, such as estate management or service charges, depending on tenure and location. Full details should be confirmed by purchasers through their legal representative prior to exchange of contracts.

18 CHAPEL LANE





ADDITIONAL INFORMATION

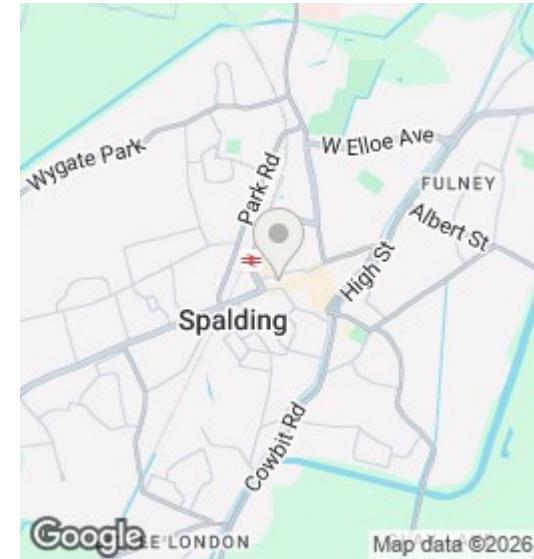
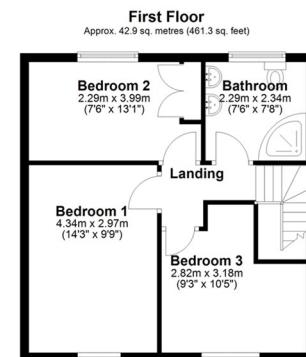
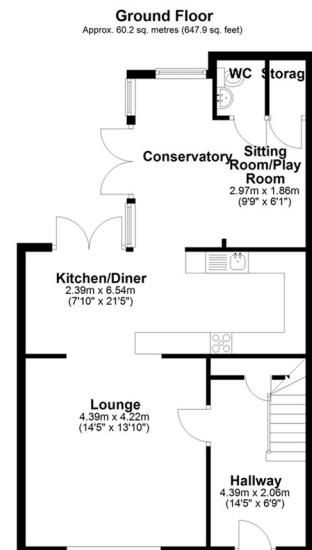
Local Authority – South Holland

Council Tax – Band A

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold



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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