



46 PARK CLOSE SPALDING, PE11 1PR

**£299,995
FREEHOLD**

This beautifully renovated four-bedroom detached home offers spacious and flexible living, perfect for modern family life. With a ground floor bedroom and shower room, it's ideal for multi-generational living—perfect for grandparents, teenagers, or guests to enjoy their own private space. Set in a sought-after Spalding location, the home also features a landscaped rear garden, ample parking, and stylish interiors throughout.

46 PARK CLOSE

- Fully renovated and extended
- Sought-after Park Close location
- Ground floor bedroom & shower room
- Ideal for multi-generational living
- Spacious lounge with bay window
- Modern kitchen diner & utility room
- Conservatory opening to garden
- Landscaped garden with patio & pond
- Driveway & garage with electric door
- Move-in ready with flexible layout



Hallway

Welcoming entrance via a PVCu double glazed front door, with coving to the ceiling, radiator, and stairs to the first floor. Access to the kitchen diner and lounge.

Lounge

A bright and spacious front-facing reception room featuring a large bay window, gas fireplace with granite hearth and wooden surround, coving to ceiling, and radiator.

Kitchen/Breakfast Room

A stylish and modern kitchen fitted with a range of base and wall units, complemented by work surfaces, upstands, and glass splashbacks. Includes a 1½ bowl ceramic sink with brass mixer tap, space for freestanding cooker, and tiled flooring. Also featuring a recently replaced boiler. Rear aspect window provides views over the garden. Access to utility room.

Downstairs Shower Room

Stylish downstairs shower room and toilet, located off ground floor bedroom four, making the side extension of this family home equipped with its own ensuite essentially. Meaning this is the perfect home for live in relatives.

Bedroom 4

Modern and well presented fourth bedroom with ensuite shower room.

Utility

Functional space with fitted units and

worktop, stainless steel sink with mixer tap, and plumbing for washing machine and dishwasher. Window to the rear and doors to conservatory and garage.

Garage

Up and over door, door to:

Conservatory

PVCu double glazed construction with a polycarbonate roof, French doors opening to the rear garden, and tiled flooring—perfect for enjoying the garden year-round.

Landing

Spacious landing area with access to all first-floor rooms.

Bedroom 1

Double bedroom with front-facing window, fitted wardrobes, overhead storage, bedside tables, coving, and radiator.

Bedroom 2

Another generously sized double bedroom with views to the rear, coving, and radiator.

Bedroom 3

Single bedroom to the front with coving and radiator—ideal as a nursery or home office.

Bathroom

Spectacular bathroom, with freestanding oval bath. Beautifully decorated with black and brass effect tiles this is a stunning modern family bathroom.

Exterior

To the front, the property boasts a low-maintenance garden and a concrete driveway providing ample off-road parking, leading to a single garage with an electric door. Side gated access opens into an impressively landscaped rear garden, beautifully designed and ideal for outdoor living. The garden features a generous lawn, a smartly laid patio seating area, and is fully enclosed by timber fencing for privacy. There is space for garden sheds and a pond, offering further potential to personalise. An outside tap and a concrete base with a timber shed complete this fantastic outdoor space.

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

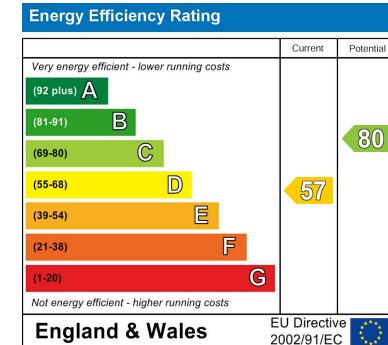
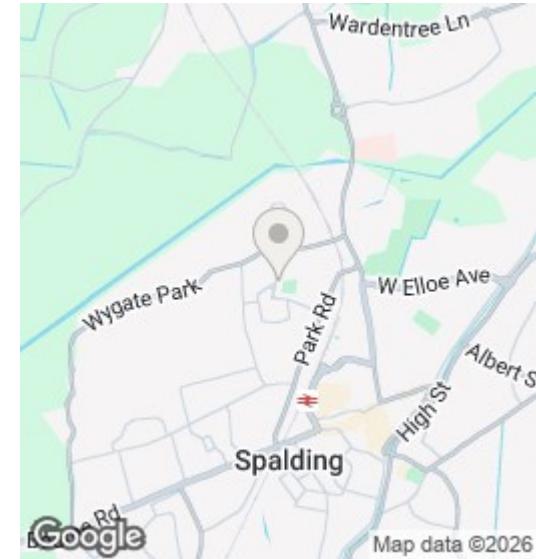
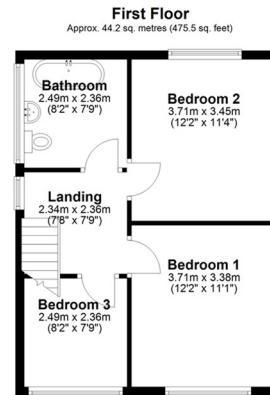
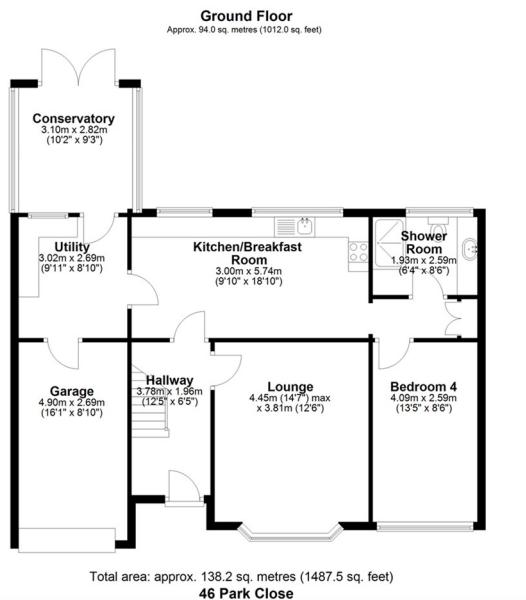
Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 1496.20 sq ft

Tenure – Freehold





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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