





1 MALLARDS REACH

SPALDING, PE11 4YB

£240,000

FREEHOLD

Chain Free! A spacious and well-maintained three-bedroom detached home offering generous living accommodation, a large driveway, integral garage and an enclosed rear garden. Although requiring modernisation, the property has been exceptionally well cared for and provides an excellent opportunity for buyers to create a wonderful family home in a sought-after location.

1 MALLARDS REACH

• Chain free • Three-bedroom detached home • Spacious lounge and separate dining room • Kitchen with pantry • Utility room and ground floor WC • Integral garage with electronic roller opening door • Large driveway with ample off-road parking • Enclosed rear garden with patio • Oil-fired central heating • Well maintained throughout with scope to modernise





Summary

Property Description

Situated in a sought-after residential location, this spacious three-bedroom detached home offers generous accommodation throughout and presents an excellent opportunity for buyers looking to modernise a property to their own taste. Having been well cared for over the years, the home is in excellent condition throughout and offers a solid foundation for its next owners.

The accommodation is entered via a welcoming entrance hall with stairs rising to the first floor. To the front of the property is a bright and spacious lounge, with double doors leading through to the separate dining room, creating an ideal layout for both family living and entertaining.

The kitchen enjoys views over the rear garden and is complemented by a useful pantry providing additional storage. A rear hallway leads to the downstairs WC, utility room and integral garage, offering excellent practicality for everyday life.

To the first floor are three well-proportioned bedrooms, including a generous principal bedroom and a spacious second double bedroom, together with a versatile third bedroom that would make an ideal nursery, home office or guest room. A family bathroom and useful storage cupboard complete the first-floor accommodation.

The property benefits from oil-fired central heating and double glazing.

Externally, the property enjoys a large driveway providing ample off-road parking and access to the integral garage. The enclosed rear garden is mainly laid to lawn with a patio seating area, offering an ideal space for relaxing or entertaining, while gated access to both sides of the property adds further convenience.

Although the property would now benefit from cosmetic updating, it has clearly been exceptionally well maintained and offers purchasers the rare opportunity to create a modern family home without the need for major structural work. With its generous plot, spacious accommodation and excellent condition, this is a property that must be viewed to fully appreciate its potential.

1 MALLARDS REACH




















SEDGE
Your Local Property Expert







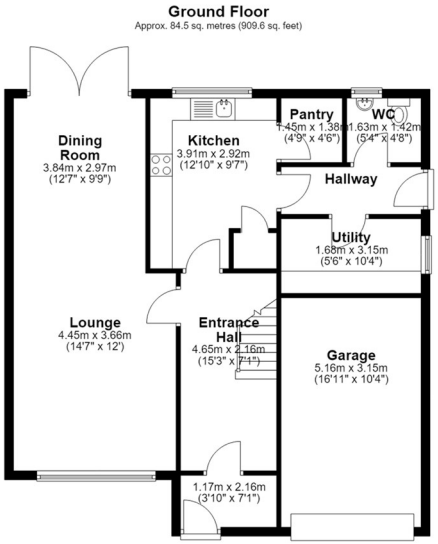
1 MALLARDS REACH

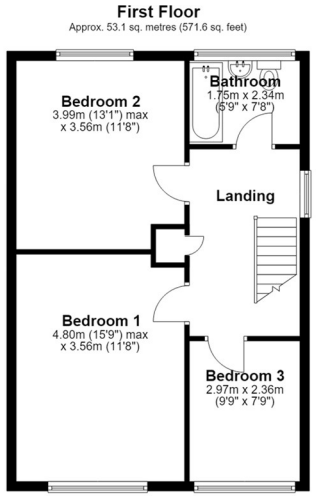
ADDITIONAL INFORMATION

Local Authority – South Holland
Council Tax – Band C
Viewings – By Appointment Only
Floor Area – sq ft
Tenure – Freehold





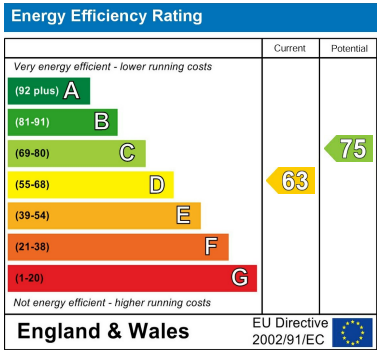




Total area: approx. 137.6 sq. metres (1481.2 sq. feet)

1 Mallards Reach





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

Spalding Office Sales
11 The Crescent
Spalding
Lincolnshire
PE11 1AE

01775 713 888
enquiries@sedge-homes.com
www.sedge-homes.com

SEDGE