



14 CORTEZ CLOSE SPALDING, PE11 2GT

**£185,000
FREEHOLD**

14 Cortez Close, Spalding – Chain-Free Three-Bedroom Semi-Detached Home with Conservatory & Utility Room

Tucked away at the end of a quiet cul-de-sac, this well-maintained three-bedroom semi-detached home offers generous living space and the benefit of being sold with no onward chain. Featuring a light-filled conservatory and a practical rear utility extension, this property is perfect for families, first-time buyers, or investors looking for a hassle-free move.

14 CORTEZ CLOSE

• Chain free – no onward chain for a smooth move • Spacious lounge with French doors to conservatory • Bright conservatory ideal as a dining or sitting room • Rear utility extension providing extra storage and laundry space • Modern kitchen with integrated oven, hob and extractor • Family bathroom with shower over bath and glass screen • Three bedrooms – two doubles and a versatile single • Driveway parking for up to three vehicles with gated garden access • Enclosed rear garden with lawn and patio seating area • Quiet cul-de-sac location in a sought-after area of Spalding



Summary

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Ground Floor

Entrance Hall – 4.14m x 1.46m (13'6" x 4'9")

Welcoming entrance hall with double-glazed front door, radiator, and laminate flooring. Stairs lead to the first floor, with doors to the WC, kitchen, and lounge.

Cloakroom – 1.91m x 1.12m (6'3" x 3'8")

Fitted with a close-coupled WC and wash hand basin, with a front-facing PVCu double-glazed window, radiator, and laminate flooring.

Kitchen – 2.69m x 2.57m (8'9" x 8'5")

Modern kitchen with a range of base and wall units, roll-edge worktops, and tiled splashbacks. Features include a four-ring gas hob with integrated oven and grill below, extractor hood, stainless

steel sink with mixer tap, and space/plumbing for a washing machine. Front-facing double-glazed window and tiled flooring.

Lounge – 3.86m x 5.18m (12'7" x 16'11")

Spacious living room with rear-facing double-glazed window, radiator, dedicated desk built in and carpet flooring. French doors open into:

Conservatory – 2.90m x 2.80m (9'5" x 9'2")

A bright and airy space with views over the rear garden, perfect as a dining area or additional living space. Door leading to:

Utility Room (Rear Extension)

Practical utility space with electrics for appliances, providing additional storage and direct access to the rear garden.

First Floor

Landing

Access to all bedrooms and family bathroom. Built-in airing cupboard and loft access.

Bedroom One – 3.81m x 2.82m (12'5" x 9'3")

Generous double bedroom with rear-facing double-glazed window and radiator.

Bedroom Two – 3.35m x 2.82m (10'11" x 9'3")

Second double bedroom with front-facing double-glazed window and radiator.

Bedroom Three – 2.29m x 2.01m (7'6" x 6'7")

Single bedroom ideal as a nursery, study, or dressing room, with rear-facing double-glazed window and radiator.

Bathroom – 1.80m x 1.98m (5'10" x 6'5")

Modern three-piece suite comprising panelled bath with shower over and glass screen, pedestal wash hand basin, and close-coupled WC. Front-facing double-glazed window, radiator, and vinyl flooring.

Outside

The property benefits from a side driveway providing off-road parking for up to three vehicles, with gated access to the rear garden. The enclosed garden is mainly laid to lawn with a patio seating area – ideal for outdoor dining and entertaining.

Key Information

Tenure: Freehold

Council Tax Band: C

Chain Free: Yes – no onward chain for a smooth move

Heating: Gas central heating (mains supply)

Water & Sewerage: Mains (Anglian Water)

Broadband: Standard, Superfast & Ultrafast available (Ofcom)

Mobile Coverage: Good outdoor EE & Three coverage, limited indoor O2/Vodafone (Ofcom)

Flood Risk: Very low (surface water); medium (river/sea – please check gov.uk for details)

Energy Performance Rating: [Insert EPC rating here if available]

Postcode: PE11 2GT

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.

14 CORTEZ CLOSE





SEDGE

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ADDITIONAL INFORMATION

Local Authority – South Holland

Council Tax – Band C

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		91
(81-91)	B		
(69-80)	C		76
(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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