9 HUMBER DRIVE

SPALDING, PE11 3WY

£215,000

Sedge Estate Agents are delighted to offer this immaculate and modern three-bedroom mid-terraced home, ideally situated within a popular residential area of Spalding. Beautifully presented throughout and ready to move straight into, the property offers a spacious lounge/diner, modern fitted kitchen, ground floor cloakroom, three well-proportioned bedrooms and a contemporary family bathroom. Outside, the property benefits from two allocated parking spaces and a superb low-maintenance rear garden with artificial grass, a covered pergola/patio area and useful garden shed. Ideally located close to local amenities, schools and transport links, this is a fantastic home that is sure to attract plenty of interest. Viewing is highly advised.

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• Immaculate three-bedroom mid-terraced house • Modern and move-in ready • Spacious lounge/diner • Modern fitted kitchen • Ground floor cloakroom • Three well-proportioned bedrooms • Low-maintenance rear garden • Attractive covered pergola/patio area • Two allocated off-road parking spaces • Close to local amenities, schools and transport links

Summary

Sedge Estate Agents are delighted to offer for sale this immaculate three-bedroom mid-terraced house, situated within a popular residential area of Spalding.

Presented to an excellent standard throughout, this modern and stylish home is genuinely move-in ready, making it an ideal choice for first-time buyers, couples, families or investors.

The accommodation briefly comprises an entrance hall, convenient ground floor cloakroom, modern fitted kitchen and a spacious lounge/diner with patio doors opening onto the rear garden. To the first floor are three well-proportioned bedrooms and a contemporary family bathroom.

Externally, the property has been designed with easy maintenance in mind. The rear garden features attractive artificial grass, creating a smart and usable outdoor space, together with a particularly appealing covered pergola/patio area, ideal for outdoor dining, entertaining or simply relaxing in the garden. There is also a useful garden shed providing excellent additional storage.

The property further benefits from two allocated off-road parking spaces, adding to the convenience of this well-located home.

Situated close to a range of local amenities, schools and transport links, this is a fantastic opportunity to purchase a modern property where very little needs to be done other than move in and enjoy.

Accommodation

Entrance Hall
Welcoming entrance hall with tiled flooring, radiator and doors leading to the principal ground floor accommodation.

Cloakroom
Fitted with a wash hand basin and WC, with tiled flooring, radiator and double glazed window to the front.

Kitchen/Diner
A modern fitted kitchen comprising a range of wall and base units with work surfaces over, tiled splashbacks, electric oven with gas hob and extractor, spotlights and plumbing for a washing machine. Double glazed window to the front aspect.

Lounge/Diner
A spacious and comfortable reception room featuring laminate flooring, radiator and TV point. Double glazed window and patio doors overlook and provide access to the rear garden.

First Floor Landing
With laminate flooring and loft access.

Bedroom One
A generous double bedroom with laminate flooring, radiator and two double glazed windows to the front aspect. Built-in storage cupboard.

Bedroom Two
Another well-proportioned bedroom with laminate flooring, radiator and double glazed window to the rear aspect.

Bedroom Three
A versatile third bedroom, ideal as a child's bedroom, home office or dressing room, with laminate flooring, radiator and double glazed window to the rear aspect.

Family Bathroom
Fitted with a three-piece suite comprising bath with shower over, wash hand basin and WC. Partly tiled walls, tiled flooring, heated towel rail and extractor fan.

Outside

Front
The property benefits from two allocated off-road parking spaces.

Rear Garden
A particularly attractive and low-maintenance rear garden, featuring artificial grass, making the space easy to look after all year round. A lovely covered pergola/patio area provides an excellent space for outdoor seating, entertaining or enjoying the garden, together with a useful garden shed for additional storage. Gated access is also provided.

Key Features

* Immaculate three-bedroom mid-terraced house
* Modern and move-in ready
* Spacious lounge/diner
* Modern fitted kitchen
* Ground floor cloakroom
* Three well-proportioned bedrooms
* Low-maintenance rear garden
* Attractive covered pergola/patio area
* Garden shed
* Two allocated off-road parking spaces
* Popular residential location
* Close to local amenities, schools and transport links
* Viewing highly advised

Kitchen/Diner

Window to front, Storage cupboard, door to:

Lounge/Diner

Window to rear, Storage cupboard, double door, door to:

Hallway

Stairs, door to:

WC

Window to front.

Bedroom 1

Two windows to front, twoStorage cupboard, double door, door to:

Bathroom

Door to:

Bedroom 2

Window to rear, door to:

Bedroom 3

Window to rear, door to:

Landing

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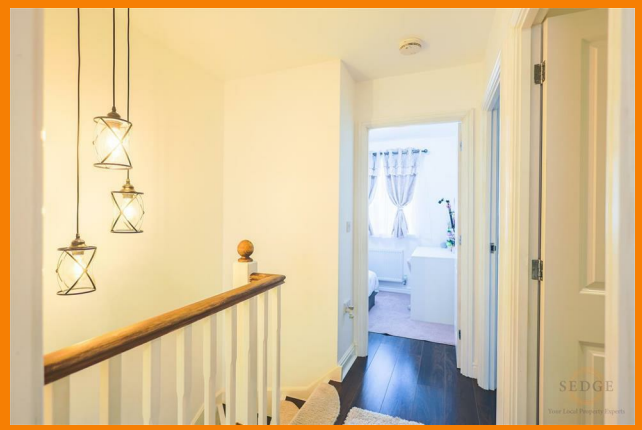

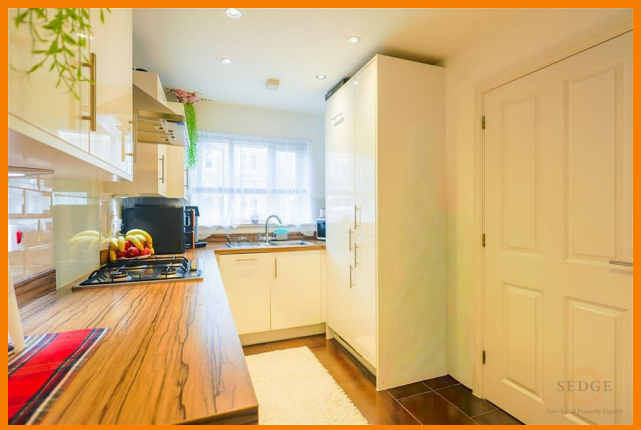

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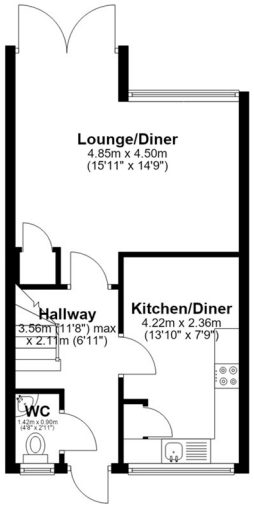
ADDITIONAL INFORMATION

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

Approx. 35.6 sq. metres (383.5 sq. feet)

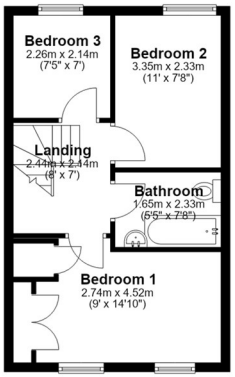


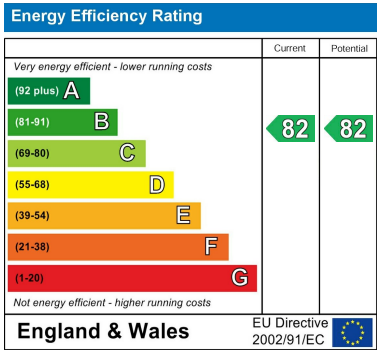
Total area: approx. 70.4 sq. metres (758.2 sq. feet)

9 Humber Drive

First Floor

Approx. 34.8 sq. metres (374.7 sq. feet)





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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