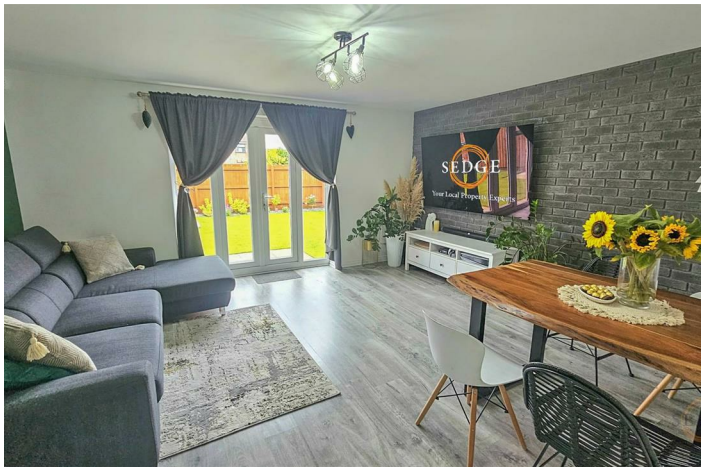






52 TYNE CLOSE

SPALDING, PE11 3DN

£285,000

FREEHOLD

Sedge Estate Agents are delighted to offer for sale, with NO ONWARD CHAIN, this beautifully presented four-bedroom detached family home, situated in a popular residential location on the western side of Spalding. Lovingly maintained by the current owners, the property offers spacious and versatile accommodation throughout, including a modern fitted kitchen with integrated appliances, a generous lounge/diner with French doors opening onto the rear garden, a ground floor cloakroom and four well-proportioned bedrooms, with an en-suite to the principal bedroom. Externally, the property benefits from a driveway providing off-road parking, a single garage and an enclosed rear garden with patio seating area. An excellent opportunity for families and buyers looking for a well-maintained home in a convenient location.

52 TYNE CLOSE

• NO ONWARD CHAIN • FOUR GENEROUSLY SIZED BEDROOMS • EN-SUITE TO MASTER BEDROOM • MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES • SPACIOUS LOUNGE / DINER • GROUND FLOOR CLOAKROOM • FAMILY BATHROOM • SINGLE GARAGE • DRIVEWAY PROVIDING OFF-ROAD PARKING • POPULAR WESTERN SIDE OF SPALDING





Summary

ACCOMMODATION

Upon entering the property, you are welcomed by an entrance hall with stairs rising to the first floor and doors leading to the kitchen, cloakroom and lounge/diner.

The modern fitted kitchen offers a good range of units and work surfaces, together with a selection of integrated appliances including a hob, oven, dishwasher, fridge/freezer and washing machine.

The ground floor cloakroom provides a wash hand basin and WC.

The spacious lounge/diner provides an excellent family and entertaining space, with patio doors opening directly onto the enclosed rear garden, allowing plenty of natural light to flow through.

To the first floor, the landing gives access to four generously proportioned bedrooms and the family bathroom.

The principal bedroom is a particularly good-sized double room, offering ample space for freestanding furniture and benefiting from its own en-suite shower room, fitted with a shower, wash hand basin and WC.

Bedrooms two and three are both comfortable double rooms, with pleasant views overlooking the rear garden. Bedroom four is also a generous-sized room with a front-facing aspect.

Completing the first floor is the family bathroom, fitted with a three-piece suite comprising a bath, wash hand basin and WC.

OUTSIDE

To the front, the property benefits from an attractive low picket fence with an area of decorative grey stone chippings. A private driveway provides off-road parking and leads to the single garage.

The garage also benefits from a convenient courtesy door providing access to the rear garden.

The enclosed rear garden is accessed via a gated side entrance and offers a good-sized lawn, together with a raised patio area providing an ideal space for outdoor dining, entertaining or simply relaxing.

LOCATION

Tyne Close is conveniently situated on the western side of Spalding, within easy reach of the local amenities available on the Wygate development, including a nearby parade of shops.

Spalding town centre offers a wide range of amenities, including supermarkets, independent shops, restaurants, cafés, schooling and healthcare facilities. The town also benefits from a railway station providing connections to surrounding towns and cities.

Local attractions include the picturesque River Welland, Ayscoughfee Hall and Gardens, and Springfields Outlet Shopping and Festival Gardens. The area also offers a variety of recreational facilities, making this a convenient location for families and commuters alike.

ROOM MEASUREMENTS

Ground Floor

Lounge/Diner: 4.70m (15'5") x 4.41m (14'6")

Kitchen: 3.43m (11'3") x 2.55m (8'4")

First Floor

Bedroom 1: 3.93m (12'11") max x 3.69m (12'1") max

Bedroom 2: 4.23m (13'11") x 2.93m (9'7")

Bedroom 3: 3.56m (11'8") x 2.93m (9'7")

Bedroom 4: 3.08m (10'1") x 2.23m (7'4")

ADDITIONAL INFORMATION

Council Tax Band: C

Agents Note: A communal maintenance charge of approximately £50 is payable twice annually to RMG (Residential Management Group).

VIEWING

To fully appreciate the accommodation, presentation and location this property has to offer, an internal viewing is highly recommended. Contact Sedge Estate Agents to arrange your viewing appointment.

52 TYNE CLOSE









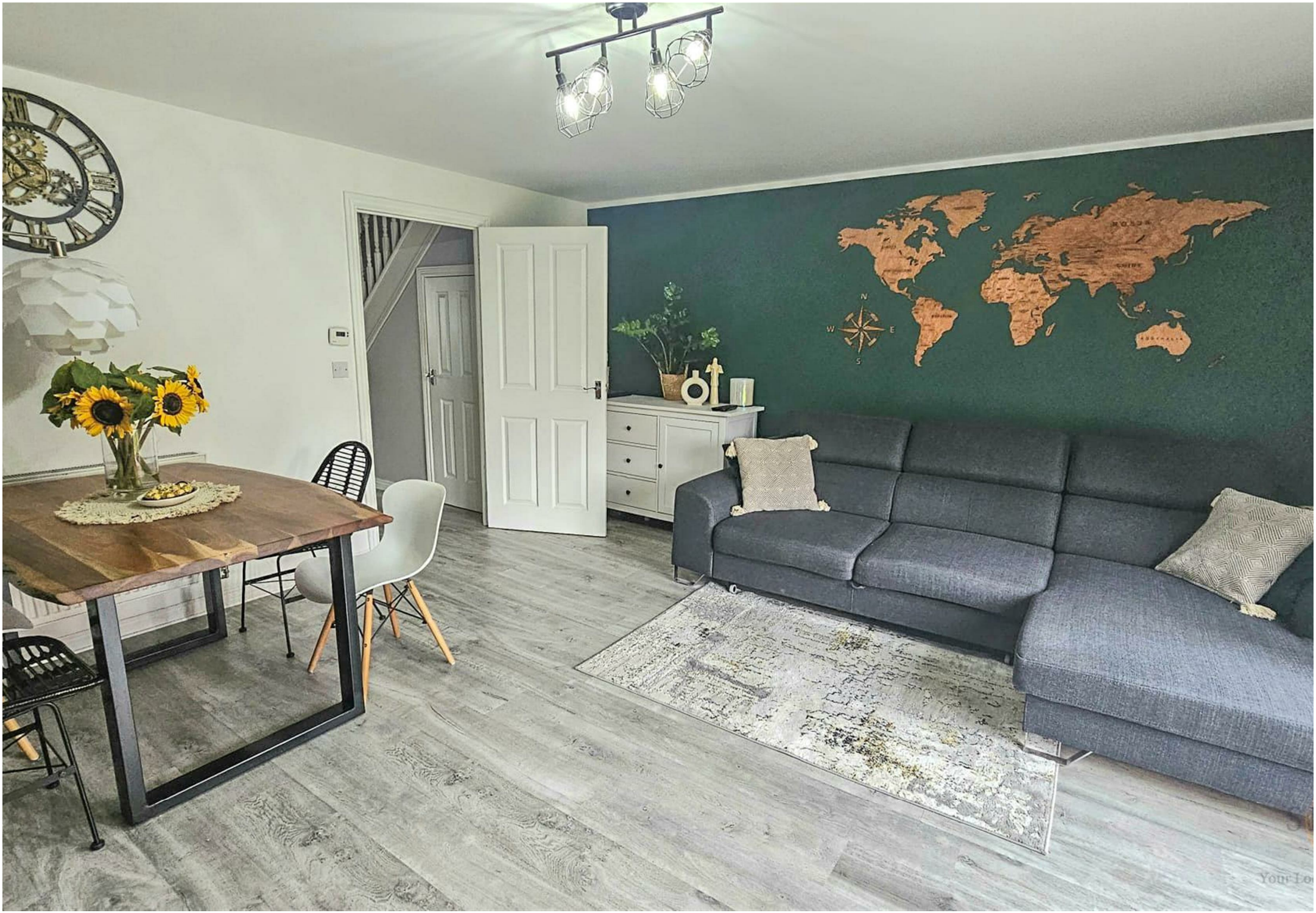


















52 TYNE CLOSE

ADDITIONAL INFORMATION

Local Authority – South Holland

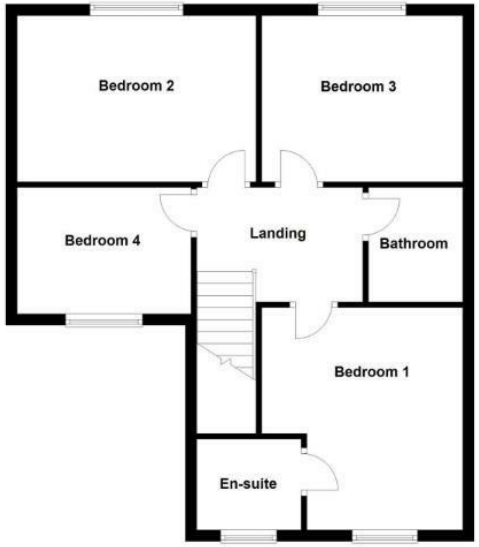
Council Tax – Band C

Viewings – By Appointment Only

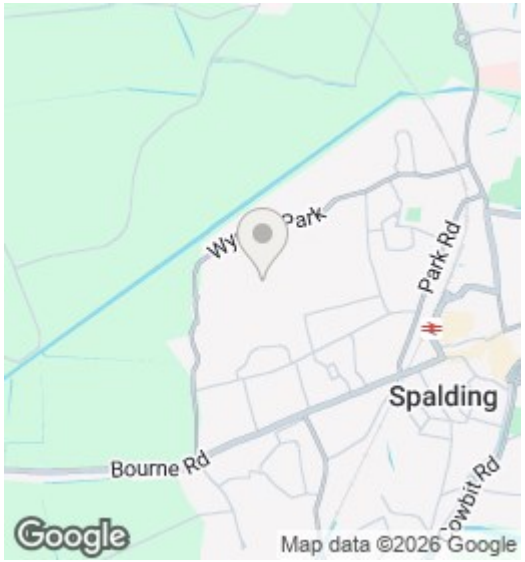
Floor Area – sq ft

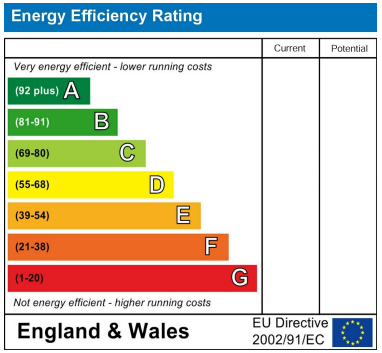
Tenure – Freehold











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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