





72 PARK ROAD

SPALDING, PE11 1NH

£175,000

FREEHOLD

A spacious three-bedroom home situated on Park Road in Spalding, benefiting from a modern fitted kitchen, open-plan dining room, generous rear garden and off-road parking. Ideally located close to local amenities and the town centre.

SEDGE

72 PARK ROAD

• THREE BEDROOMS • SPACIOUS LOUNGE • OPEN PLAN DINING ROOM • MODERN FITTED KITCHEN • GROUND FLOOR BATHROOM • TWO DOUBLE BEDROOMS • GOOD SIZE REAR GARDEN • OFF ROAD PARKING • CONVENIENT TOWN LOCATION • - IDEAL FIRST TIME BUY OR INVESTMENT





Summary

Situated along Park Road in Spalding, this well-proportioned three-bedroom home offers spacious and versatile accommodation, making it an ideal purchase for first-time buyers, families or investors.

The ground floor begins with a welcoming lounge featuring a box bay window to the front, allowing plenty of natural light to fill the room. The lounge leads through to an open-plan dining room, which provides a great space for family meals and entertaining. To the rear is a modern fitted kitchen, offering a good range of storage and preparation space, with access through to the ground floor bathroom.

To the first floor, the property benefits from three bedrooms, comprising two good-sized double bedrooms and a further third bedroom, providing flexibility for use as a child's room, home office or dressing room.

Externally, the property boasts a particularly good-sized rear garden, offering plenty of outdoor space for relaxing, entertaining and family enjoyment. Further benefits include off-road parking, adding valuable convenience.

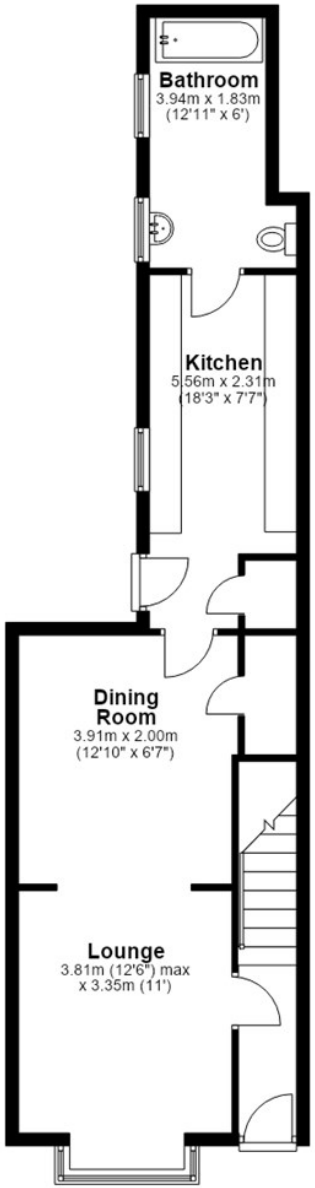
Location

Park Road is conveniently positioned within Spalding, offering easy access to the town centre and its range of shops, supermarkets, restaurants and everyday amenities. The property is also well placed for local schools, transport links and access to surrounding villages and commuter routes.

An excellent opportunity to purchase a spacious three-bedroom home with a modern kitchen, generous rear garden and off-road parking. Early viewing is highly recommended to appreciate the accommodation on offer.

Ground Floor

Approx. 55.7 sq. metres (599.2 sq. feet)



Total area: approx. 98.7 sq. metres (1062.7 sq. feet)

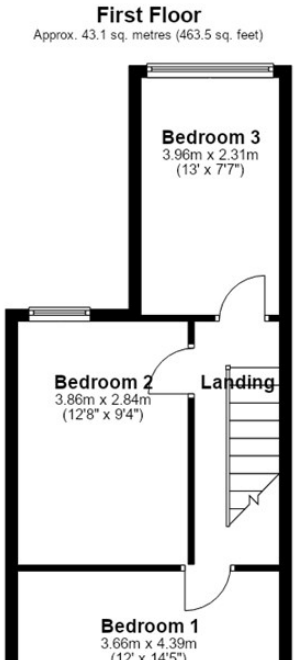
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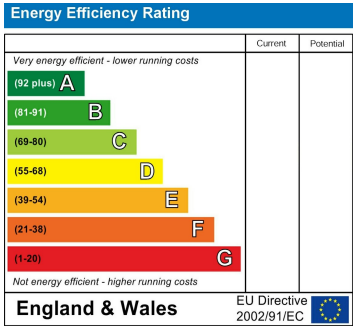












Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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