



### 3 THE RAMPER

SPALDING, PE11 3AW

**£250,000**  
**FREEHOLD**

Offered chain free, this beautifully presented three-bedroom detached home in Spalding is ready to move straight into. The property offers generous living space including a spacious lounge, separate dining room, and a well-designed kitchen complete with the rare addition of a walk-in pantry. Upstairs features three well-proportioned bedrooms and a modern shower room with a large walk-in shower. Outside, the home continues to impress with a fully enclosed rear garden featuring lawn, patio, and decking areas, along with a quality shed providing excellent storage. With an integral garage and superb presentation throughout, this is an ideal home for families, first-time buyers, or those looking to upsize in a sought-after location.

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- Chain free three-bedroom detached home
- Beautifully presented throughout and move-in ready
- Spacious lounge flowing into separate dining room
- Modern kitchen with rare walk-in pantry cupboard
- Useful separate utility area and ground floor WC
- Three well-proportioned bedrooms upstairs
- Stylish modern shower room with large walk-in shower
- Integral garage providing parking or storage
- Fully enclosed rear garden – private and family friendly
- Patio, decking, and a good-sized quality shed included



## Summary

A beautifully presented and deceptively spacious chain-free three-bedroom detached home, situated in a sought-after residential area of Spalding, offering excellent access to local amenities, well-regarded schools, and convenient transport links. The property enjoys a peaceful, established setting while still being within easy reach of Spalding town centre, making it an ideal location for families and professionals alike.

Spalding is a popular Lincolnshire market town known for its strong community feel, riverside walks, and a good range of shopping, leisure facilities, and schooling. It also benefits from strong road links to nearby towns including Peterborough, Boston, and Holbeach, making it a practical and well-connected place to live.

Internally, the property is exceptionally well presented throughout and offers generous, versatile accommodation. The ground floor comprises a bright and spacious lounge (4.50m x 3.86m) with a front aspect window, flowing through to a separate dining room, creating an ideal layout for both family living and entertaining.

The kitchen is a real highlight, offering a well-planned and functional space with a rear aspect window, ample storage, and the highly desirable and increasingly rare addition of a **walk-in pantry cupboard**. Adjacent to the kitchen is a useful utility

area providing additional space for appliances and storage, along with a ground floor WC for convenience.

To the first floor are three well-proportioned bedrooms. The principal bedroom is a generous double with a front aspect, while bedroom two also provides excellent proportions with rear aspect and useful storage. Bedroom three is ideal as a child's room, home office, or guest space. The accommodation is served by a modern shower room, which has been stylishly updated to include a large walk-in shower in place of the original bath, creating a contemporary and practical finish.

Externally, the property continues to impress. To the rear is a **fully enclosed, private garden** which is mainly laid to lawn and also features a patio area and a separate decking area, providing excellent spaces for outdoor dining and relaxation. In addition, there is a **good-sized quality shed**, ideal for storage, tools, or garden equipment. The outside space is well balanced, low maintenance in areas, yet still offers plenty of room for families and entertaining.

Further benefits include an integral garage with up-and-over door providing secure parking or additional storage.

Offered to the market chain free, this superb home is ready to move straight

into and would suit a wide range of buyers, including families, first-time purchasers, and those looking to upsize within Spalding. With its excellent presentation, rare pantry feature, modern shower room, and well-kept garden, early viewing is highly recommended.

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.

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### ADDITIONAL INFORMATION

**Local Authority** – South Holland

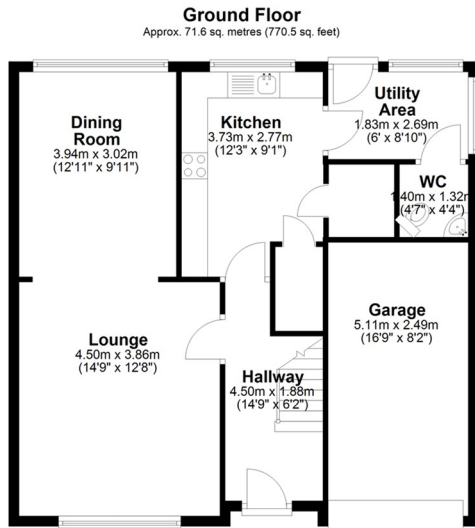
**Council Tax** – Band C

**Viewings** – By Appointment Only

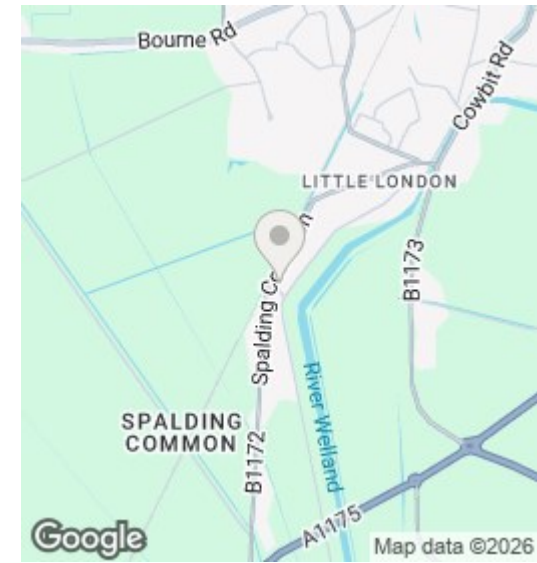
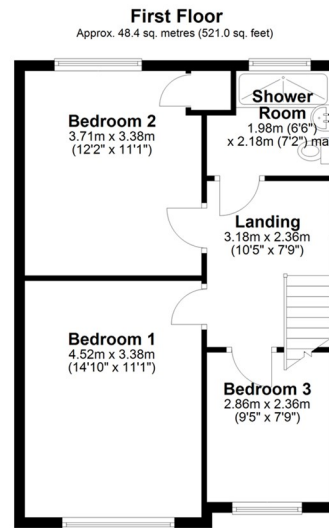
**Floor Area** – sq ft

**Tenure** – Freehold





Total area: approx. 120.0 sq. metres (1291.5 sq. feet)  
**3 The Tamper**



| Energy Efficiency Rating                    |           |                         |
|---|-----------|-------------------------|
|   | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           |                         |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            | <b>63</b> | <b>79</b>               |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| 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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