





52 TYNE CLOSE

SPALDING, PE11 3DN

£285,000

FREEHOLD

FOUR-BEDROOM DETACHED FAMILY HOME | NO ONWARD CHAIN | WESTERN SPALDING | EN-SUITE | MODERN FITTED KITCHEN | LOUNGE/DINER | GARAGE & DRIVEWAY | ENCLOSED REAR GARDEN

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 family accommodation comprising a modern fitted kitchen with integrated appliances, generous lounge/diner with French doors opening onto the rear garden, ground-floor cloakroom and four well-proportioned bedrooms, including a principal bedroom with en-suite shower room. Outside, the property benefits from a driveway providing off-road parking, a single garage and an enclosed rear garden with patio seating area, ideal for relaxing and entertaining. An excellent opportunity to purchase a well-maintained detached family home in a convenient Spalding location, offered with no onward chain for a potentially smoother purchase.

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

FOUR-BEDROOM DETACHED FAMILY HOME | NO ONWARD CHAIN | TYNE CLOSE, SPALDING | EN-SUITE | MODERN KITCHEN WITH INTEGRATED APPLIANCES | LOUNGE/DINER | GARAGE & DRIVEWAY | ENCLOSED REAR GARDEN

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, close to the amenities of the Wygate development.

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, ground-floor cloakroom and spacious lounge/diner.

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

The generous lounge/diner provides an excellent space for family living and entertaining, with patio doors opening directly onto the enclosed rear garden, allowing plenty of natural light into the room.

To the first floor, the landing provides access to four well-proportioned bedrooms and the family bathroom.

The principal bedroom is a particularly spacious 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 also comfortable double rooms, both enjoying views over the rear garden. Bedroom four is a further generously sized room with a front-facing aspect.

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

OUTSIDE

To the front, the property features an attractive low picket fence and decorative grey stone chippings. A private driveway provides off-road parking and leads to the single garage, which also benefits from a convenient courtesy door giving 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 seating area, providing an ideal space for outdoor dining, entertaining and relaxing.

LOCATION

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

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

Nearby 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.

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

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

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

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

ADDITIONAL INFORMATION

Tenure: To be confirmed
Council Tax Band: C
Communal Maintenance Charge: Approximately £50, payable twice annually to RMG (Residential Management Group).

VIEWING

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

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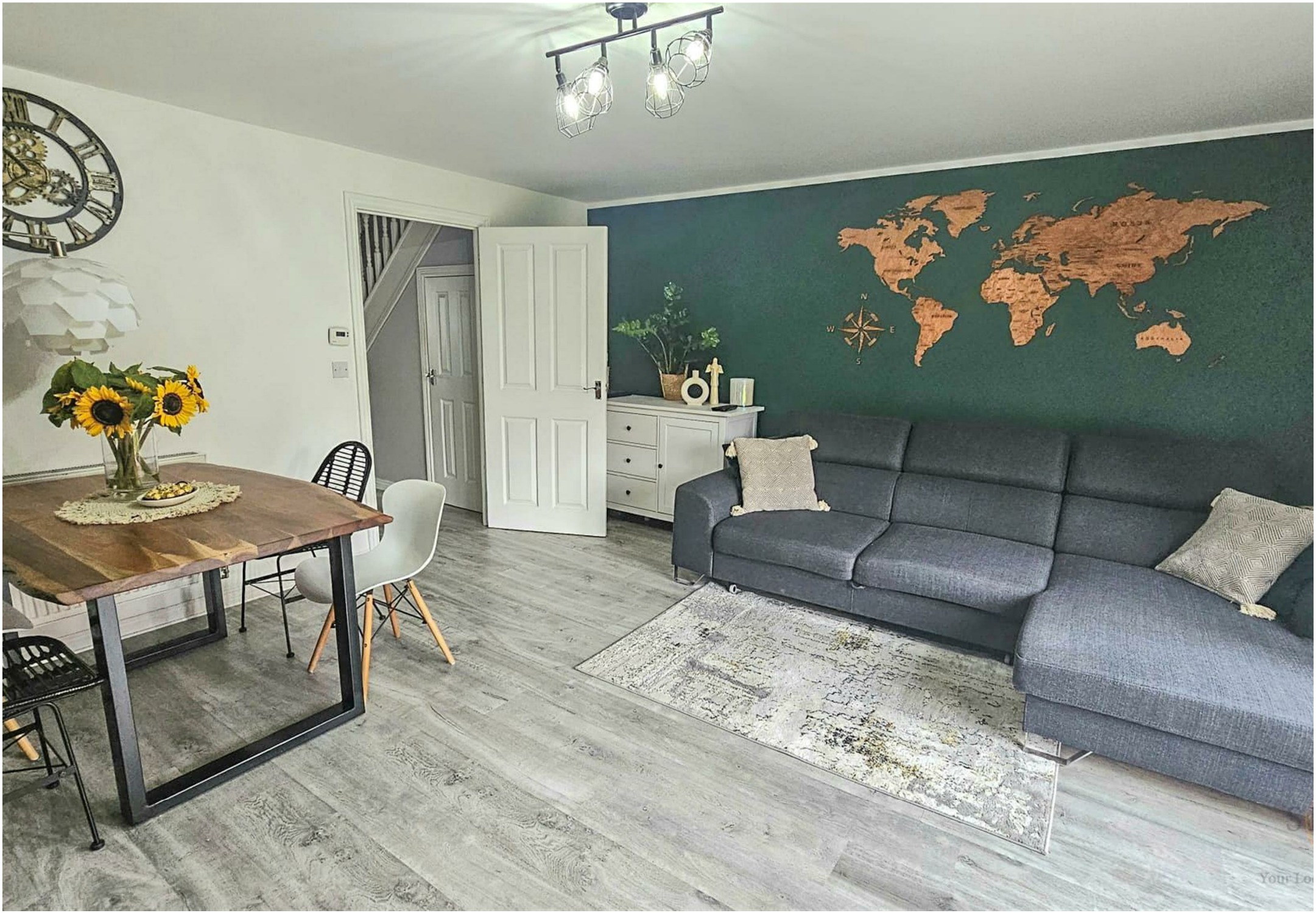


















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ADDITIONAL INFORMATION

Local Authority – South Holland

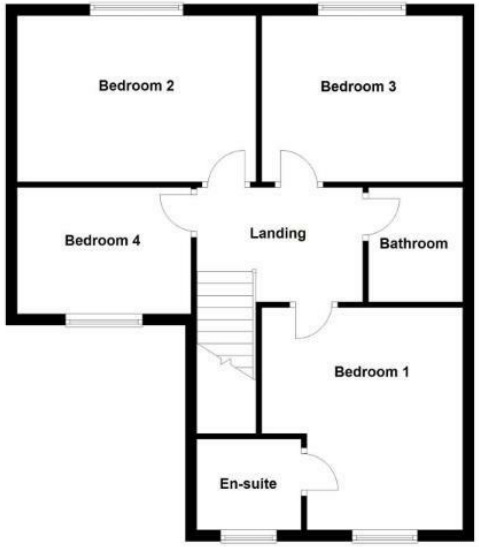
Council Tax – Band C

Viewings – By Appointment Only

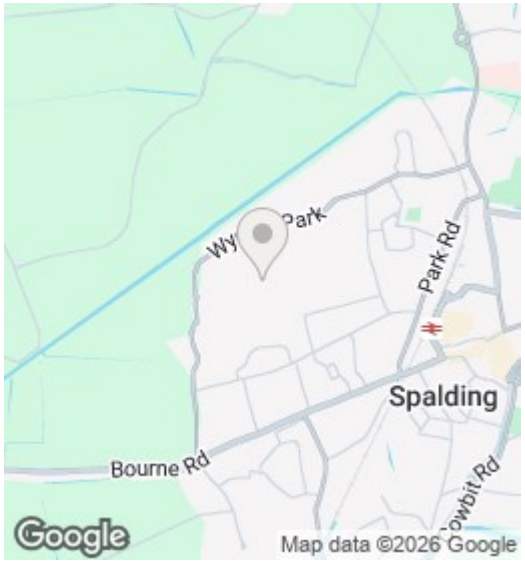
Floor Area – sq ft

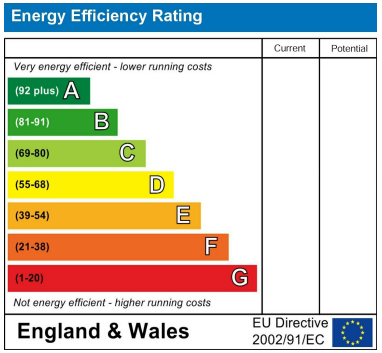
Tenure – Freehold











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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