





1 SHAKESPEARE WAY

SPALDING, PE11 1UZ

£180,000

FREEHOLD

Beautifully presented and deceptively spacious, this two-bedroom end-terrace home offers two genuine double bedrooms, a modern kitchen/diner, generous lounge with patio doors opening onto an enclosed rear garden, and a stylish four-piece family bathroom. Further benefits include a downstairs WC, solar panels, single garage and off-road parking. Ideally situated within walking distance of Spalding town centre, the railway station and local schools, this fantastic home is perfectly suited to first-time buyers, downsizers and investors alike. Early viewing is highly recommended.

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• Excellent End-Terrace Home • Two Genuine Double Bedrooms • Solar Panels Included • All Mains Services Connected • Management Fee Approximately £120 Per Annum • Walking Distance to Spalding Town Centre, Railway Station and Local Schools • Popular West Spalding Location with Easy Access to Peterborough, Bourne, Stamford and The Deepings • Single Garage & Off-Road Parking • Ideal First-Time Buy, Investment or Downsize Opportunity • Modern Four-Piece Family Bathroom





Summary

Ground Floor

Kitchen/Diner – 3.35m x 4.83m (11'0" x 15'10")
Entering the property, you are welcomed into a stylish and sociable kitchen/diner, fitted with an attractive range of grey shaker-style wall and base units complemented by modern work surfaces. The kitchen benefits from an integrated Neff oven, four-ring gas hob with extractor over, and a stone-coloured composite sink with drainer. There is space for a freestanding fridge/freezer and under-counter washing machine, whilst still accommodating a dining table, making this the perfect space for everyday family life and entertaining.

WC – 1.93m x 1.02m (6'4" x 3'4")
Conveniently located off the entrance hall, the downstairs cloakroom comprises a low-level WC and hand wash basin, ideal for guests and practical family living.

Lounge – 4.22m x 4.80m (13'10" x 15'9")
A spacious and inviting reception room positioned to the rear of the property. Neutral décor and carpeting provide a blank canvas to personalise, while a useful under-stairs storage cupboard offers additional practicality. Double patio doors, flanked by windows on either side, flood the room with natural light and provide direct access to the rear garden, creating a seamless transition between indoor and outdoor living.

Garage – 5.00m x 2.74m (16'5" x 9'0")
A single garage fitted with an up-and-over door, offering excellent storage space or secure parking. A private parking space is situated directly in front.

First Floor

Landing – 1.32m x 3.18m (4'4" x 10'5")
The landing provides access to both bedrooms and the family bathroom in a practical and well-planned layout.

Bedroom One – 3.89m x 4.95m (12'9" x 16'3")
A generous principal bedroom overlooking the rear garden. Offering ample space for a king-size bed and additional furniture, the room also benefits from built-in storage, helping to maximise floor space and keep the room clutter-free.

Bedroom Two – 3.43m x 2.74m (11'3" x 9'0")
Another genuine double bedroom positioned to the front of the property. This versatile space could equally serve as a guest room, nursery, dressing room or home office, depending on individual requirements.

Family Bathroom – 2.67m x 2.11m (8'9" x 6'11")
Beautifully appointed and finished to a modern standard, the four-piece family bathroom comprises a panelled bath, separate shower enclosure with waterfall shower head, low-level WC and hand wash basin. Grey wood-effect flooring and a chrome heated towel radiator complete this stylish and functional space.

Outside

The property enjoys a surprisingly generous and enclosed rear garden, designed for ease of maintenance. A paved patio provides the ideal setting for outdoor dining and entertaining, whilst the lawn is bordered by established planting and greenery. A side access gate offers additional convenience, and decorative black wrought iron railings enhance the property's kerb appeal.

To the rear, a pathway leads to a private parking area where the property benefits from an allocated parking space and single garage.

Additional Information

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Early viewing is highly recommended to appreciate the space, presentation and convenient location this superb home has to offer.

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HOME IS
-WHEREVER-
I'M WITH
You







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ADDITIONAL INFORMATION

Local Authority – South Holland

Council Tax – Band A

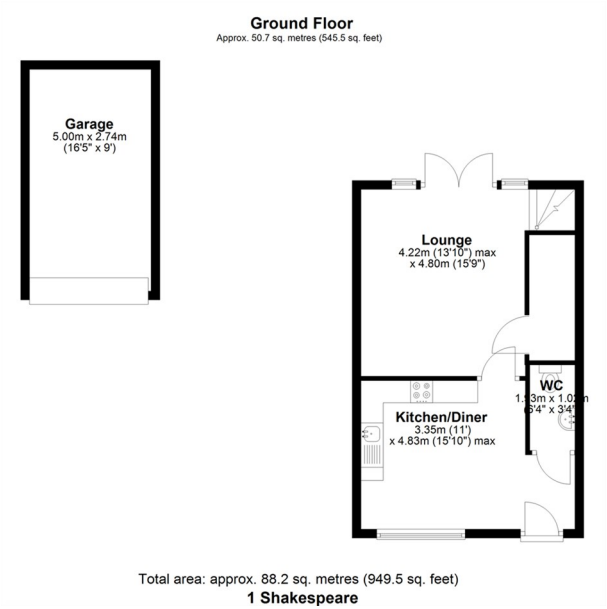
Viewings – By Appointment Only

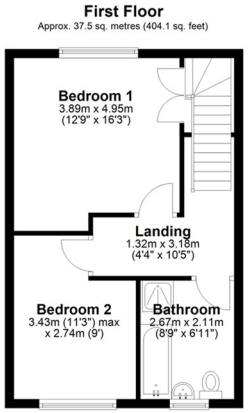
Floor Area – sq ft

Tenure – Freehold

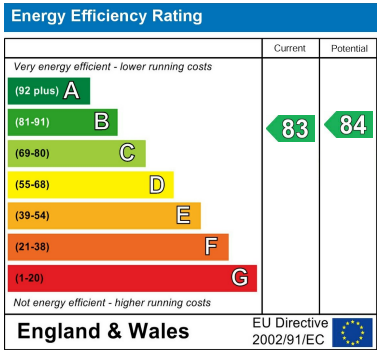












Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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

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