



## 36 AINTREE DRIVE SPALDING, PE11 3BS

**£285,000**  
**FREEHOLD**

Stunning THREE BEDROOM DETACHED family home in a popular Spalding location – completely redecorated throughout and looking AMAZING! Recently renovated to exceptional standard with a luxurious shower room, modern open-plan living/dining, fitted kitchen, utility & downstairs WC. South-facing rear garden transformed with large patio, grassed lawn & raised flower beds – private and ideal for extension (STPP). Ample driveway parking + single garage. Viewings essential – don't miss this turn-key gem!

# 36 AINTREE DRIVE

- Immaculately presented detached three-bedroom family home
- Fully modernised & improved
- Stunning recently renovated bathroom
- Beautiful south-facing rear garden
- Large private garden
- Double glazing throughout
- Ample off-road parking
- Popular Spalding residential location
- Practical family layout
- Turn-key perfection



## Summary

Stunningly Transformed Detached Three-Bedroom Family Home – A True Showstopper in Spalding's Premier Residential Area

Step into your forever home! This exceptionally presented detached three-bedroom family residence has undergone a complete transformation and is now on the market in pristine, move-in-ready condition. Freshly redecorated throughout to an impeccable modern standard, every inch looks absolutely amazing – from the bright, welcoming spaces to the luxurious finishes that make this property feel truly special.

The impressive kerb appeal begins with a generous gravelled driveway offering off-road parking for two or more vehicles, leading to the single garage and bordered by a large front lawn (with potential for additional parking if desired). Private gated side access reveals the standout feature: a beautiful south-facing rear garden that's been lovingly reimagined for outdoor living. Enjoy a spacious new patio seating area perfect for summer dining and BBQs, a well-maintained grassed lawn ideal for children to play or simply relaxing in the sun, and stylish raised flower beds bursting with colour and charm. This private, sunny oasis provides ample room to extend (subject to planning permission), offering fantastic scope for growing families or future enhancements.

Inside, the ground floor flows effortlessly with an inviting entrance hallway opening to a bright open-plan living and dining area – the heart of the home for family moments and entertaining. The contemporary kitchen is equipped with integrated appliances, plenty of storage, and a useful cupboard, while a practical utility room and downstairs WC add everyday convenience.

Upstairs, three versatile bedrooms await – the principal bedroom is generously proportioned for comfort, and the family shower room has been recently renovated to an incredible standard, boasting high-end quality fixtures, sleek tiling, and a luxurious, spa-inspired feel that's sure to wow.

This is more than just a house – it's a beautifully upgraded, energy-efficient (double glazing throughout) detached home in a highly desirable Spalding location, close to excellent schools, local shops, and commuter routes. Rarely do properties of this calibre and presentation come to market – it's the perfect blend of modern luxury, family

practicality, and outdoor bliss.

Viewings are essential to appreciate the wow factor – contact us today to secure your appointment before this dream home is snapped up!

## Room Dimensions

Entrance Hallway – 13'1" x 6'0" (max)

Living Area – 14'7" x 12'3" (max)

Dining Area – 12'1" x 9'8" (max)

Kitchen – 12'1" x 8'7" (max)

Utility Room – 7'6" x 6'5" (max)

Downstairs WC – 3'9" x 3'5" (max)

Bedroom One – 14'8" x 11'0" (max)

Bedroom Two – 12'3" x 11'0" (max)

Bedroom Three – 7'5" x 6'11" (max)

Shower Room – 7'5" x 6'7" (max)

Garage – Single with up-and-over door

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

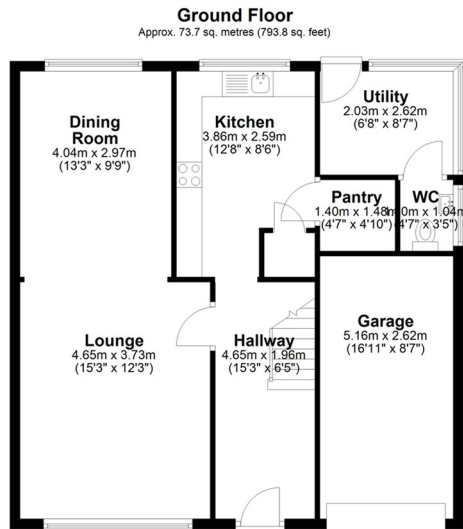
**Council Tax** – Band C

**Viewings** – By Appointment Only

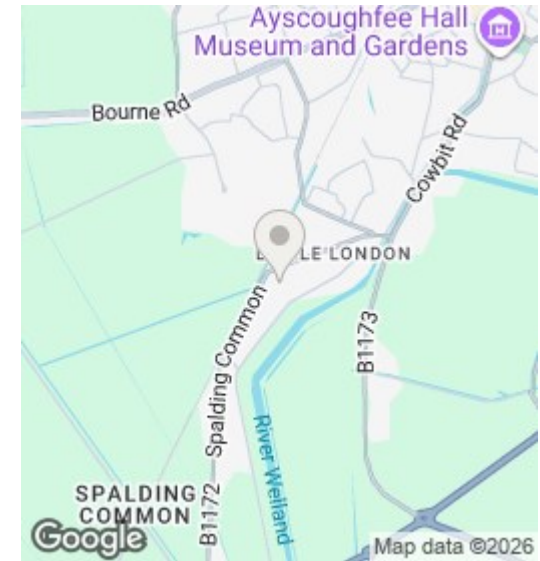
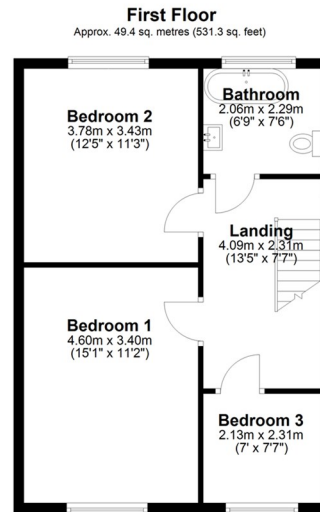
**Floor Area** – sq ft

**Tenure** – Freehold





Total area: approx. 123.1 sq. metres (1325.0 sq. feet)  
**36 Aintree**



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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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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