



8 MAYTIME CLOSE
SPALDING, PE11 3FR

OFFERS OVER £260,000
FREEHOLD

This well-presented three-bedroom family home is situated on a popular residential estate, offering easy access to excellent local amenities and schools. Featuring a spacious lounge, a separate dining room, and a bright kitchen/breakfast room, the home provides plenty of living space. The master bedroom boasts an en-suite, while two additional bedrooms are well-sized. With a garage, utility room, and a good-sized rear garden, this home is perfect for families looking for convenience and comfort.

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- Popular Location • Three Spacious Bedrooms • Multiple Reception Rooms • Modern Kitchen/Breakfast Room • Convenient Utility Room • Family Bathroom & Downstairs WC • Garage & Driveway • Bright & Airy Layout • Good-Sized Rear Garden • Well-Maintained Throughout



Summary

This beautifully presented three-bedroom family home is situated on a highly sought-after residential estate, offering a perfect blend of comfort, convenience, and modern living. With excellent local amenities, schools, and transport links nearby, this property is ideal for families looking to settle in a well-connected yet peaceful location. From the moment you step inside, you're welcomed by a spacious and bright hallway that provides access to the lounge, dining room, and kitchen, as well as a convenient downstairs WC. The lounge is a fantastic space for relaxing, featuring double doors that enhance the sense of openness and light. The separate dining room offers flexibility, whether used for formal dining, a playroom, or even a home office.

The heart of the home is the well-appointed kitchen/breakfast room, designed for both practicality and style. With ample storage, generous worktop space, and a gas stove with an oven beneath, this kitchen is perfect for family meals and entertaining guests. Large windows overlook the rear garden, filling the space with natural light. A separate utility room provides additional storage and space for laundry appliances, keeping the main kitchen area clutter-free.

Upstairs, the property continues to impress with three well-sized bedrooms, all offering plenty of space for furniture. The master bedroom benefits from its own private en-suite shower room, adding a touch of luxury and convenience. Bedroom two is a spacious double, while bedroom three is ideal as a child's room, guest bedroom, or study. A modern, fully tiled family bathroom serves the additional bedrooms, complete with a toilet, sink, and shower. The landing is larger than average and features built-in storage, enhancing the home's practicality.

Outside, the property boasts a well-maintained and fully enclosed rear garden, offering a safe and private outdoor space perfect for children, pets, or entertaining. The front of the house

provides off-road parking with a driveway leading to the single garage, which houses a nearly new Worcester boiler. This home has been lovingly maintained and is ready for its next owners to move straight in. Viewing is highly recommended to fully appreciate everything it has to offer!

Hallway

Hallway

A large and welcoming entrance hall with stairs to the first floor, under-stairs storage, and access to the lounge, kitchen, dining room, and downstairs WC.

Lounge

Lounge (4.47m x 3.35m | 14'8" x 11'0")

Spacious family lounge with carpeted flooring and double doors leading to the hallway, creating a bright and inviting space.

WC

WC (0.91m x 1.81m | 3'0" x 5'11")

Convenient ground floor cloakroom with a toilet and sink basin.

Dining Room

Dining Room (3.66m x 2.82m | 12'0" x 9'3")

A versatile second reception room, currently used as a dining area, offering ample space for entertaining and access to the rear garden.

Kitchen/Breakfast Room

Kitchen/Breakfast Room (3.66m x 4.57m | 12'0" x 15'0")

Well-sized kitchen with plenty of storage, a gas stove with nearly new electric oven, and windows overlooking the rear garden.

Utility

Utility Room (1.60m x 2.11m | 5'3" x 6'11")

A practical space with room for a washer and dryer, keeping laundry separate from the main kitchen.

Garage

Garage (5.28m x 2.67m | 17'4" x 8'9")

Single garage housing a nearly new Worcester boiler, ideal for extra storage or parking.

Landing

Landing (4.49m x 4.17m | 14'9" x 13'8")

A spacious landing area with built-in storage, providing additional functionality.

Bedroom 1

Bedroom 1 (3.61m x 4.75m | 11'10" x 15'7")

A generous master bedroom with ample space for furniture and access to a private en-suite shower room.

En-suite Shower Room

En-suite Shower Room (1.17m x 2.62m | 3'10" x 8'7")

Modern en-suite featuring a shower, toilet, and sink, offering convenience and privacy.

Bedroom 2

Bedroom 2 (3.23m x 3.45m | 10'7" x 11'4")

A well-proportioned double bedroom with plenty of natural light.

Bedroom 3

Bedroom 3 (2.59m x 2.87m | 8'6" x 9'5")

A comfortable third bedroom, perfect as a guest room or home office.

Bathroom

Bathroom (2.16m x 1.86m | 7'1" x 6'1")

Fully tiled family bathroom in good condition, complete with a toilet, sink, and shower.

Exterior

The exterior of this property is well-maintained and beautifully presented, offering excellent kerb appeal. To the front, there is a spacious driveway providing off-road parking, along with access to the single garage. The rear garden is a fantastic size, fully enclosed for privacy and security, making it ideal for families and pets. Neatly kept and well-maintained, the outdoor space is perfect for relaxing, entertaining, or gardening.

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SEDGE

Your Local Property Experts

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ADDITIONAL INFORMATION

Local Authority – South Holland

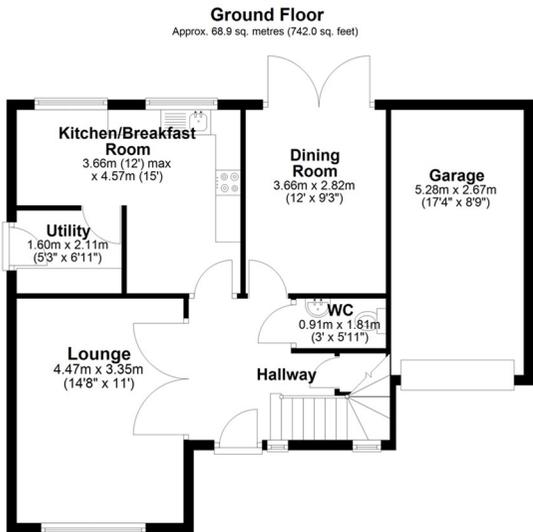
Council Tax – Band D

Viewings – By Appointment Only

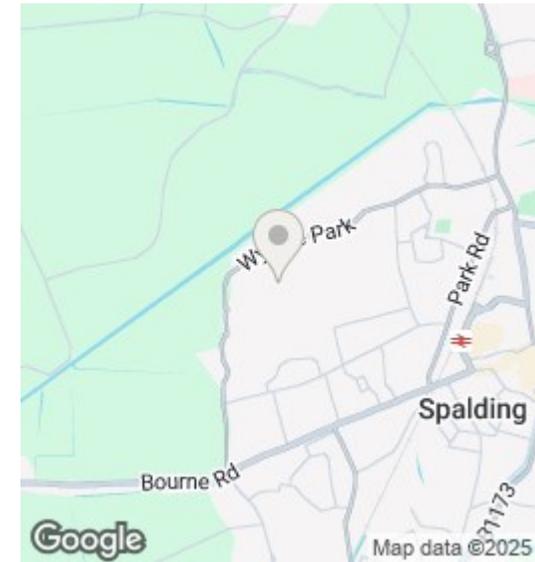
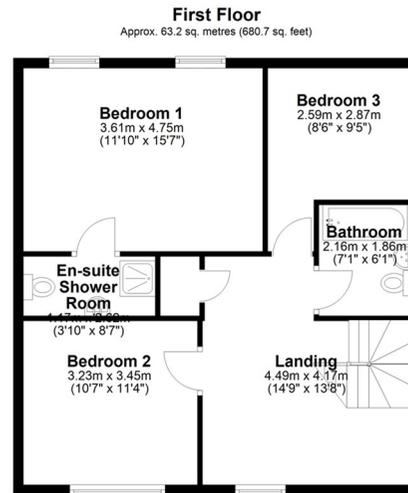
Floor Area – sq ft

Tenure – Freehold





Total area: approx. 132.2 sq. metres (1422.8 sq. feet)
8 Maysite



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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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