



## 14 SHIRE AVENUE

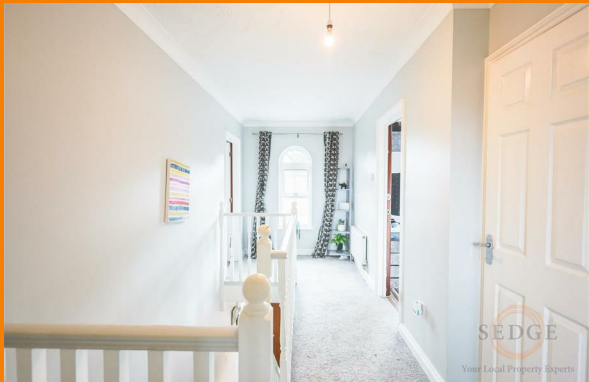
SPALDING, PE11 3FN

**£315,000**  
**FREEHOLD**

This beautifully presented four-bedroom detached family home offers generous living space, a high-quality finish throughout, and a fantastic landscaped garden featuring a dedicated heated garden bar with electric and Wi-Fi – perfect for entertaining. The property also benefits from a modern kitchen, separate lounge and dining room, refitted family bathroom and en-suite, off-road parking, single garage, and a fully enclosed low-maintenance garden with quality artificial turf.

# 14 SHIRE AVENUE

- Four-bedroom detached family home in popular Spalding location
- Spacious lounge with modern log-burning fireplace
- Separate dining room with French doors to garden
- Modern fitted kitchen with integral appliances and utility room
- Cloakroom, en-suite to master bedroom, and galleried landing
- Recently renovated family bathroom with large walk-in shower
- Off-road parking and single garage
- Fully enclosed landscaped rear garden with quality artificial turf
- Large decking and patio areas for outdoor entertaining
- Heated garden bar with electric and Wi-Fi – ideal for entertaining or home office



## Description

### DESCRIPTION

Situated in a highly sought-after residential location in Spalding, this superb family home is ready to move straight into and enjoy.

Approached via a gravelled driveway leading to a single garage, the property opens into a bright and welcoming entrance hall, with access to the principal reception rooms and kitchen.

Upstairs boasts a galleried landing leading to four double bedrooms, a stylish newly renovated family bathroom, and modern en-suite.

### ACCOMMODATION

#### Entrance Hall

UPVC double glazed front door with matching side panels, radiator, telephone point, stairs to first floor.

#### Lounge – 14' 9" x 11' 9" (4.50m x 3.58m)

UPVC double glazed window to front aspect, featuring a modern log-burning fireplace, spotlights, TV point, and double doors leading into the dining room.

#### Dining Room – 12' 10" x 9' 10" (3.91m x 3.00m)

Radiator, telephone point, UPVC French doors with double glazed side panels opening onto the rear garden.

#### Kitchen – 11' 10" x 10' 1" (3.61m x 3.07m)

Modern fitted kitchen with a range of wall and base units, work surfaces over, one and a half sink/drainers, tiled splashbacks, electric oven, gas hob with cooker hood, plumbing for dishwasher, integral fridge, radiator, under-stair storage cupboard, UPVC double glazed window overlooking the garden.

#### Utility Room

Additional wall and base units with work surfaces, central heating boiler, and UPVC double glazed door leading to the garden.

#### Cloakroom

UPVC double glazed window to side aspect, wash hand basin and WC, heated towel rail.

### FIRST FLOOR

#### Landing

Galleried landing with UPVC double glazed feature window to front, airing cupboard, and radiator.

#### Bedroom One – 14' 1" x 11' 9" (4.29m x 3.58m)

UPVC double glazed window to front, radiator, TV point, telephone point.

#### En-Suite

Three-piece suite comprising shower cubicle, wash hand basin, and WC. Part-tiled walls, extractor fan, shaver point, heated towel rail, UPVC double glazed window to side.

#### Bedroom Two – 14' 4" x 9' (4.37m x 2.74m)

UPVC double glazed window to front, radiator, loft access.

#### Bedroom Three – 10' 9" x 9' 11" (3.28m x 3.02m)

UPVC double glazed window to rear, radiator, TV point.

#### Bedroom Four – 10' 4" x 9' (3.15m x 2.74m)

UPVC double glazed window to rear, radiator, TV and telephone points.

#### Family Bathroom

Recently renovated with a high-quality three-piece suite featuring a large walk-in shower, wash hand basin, and WC. Part-tiled walls, heated towel rail, extractor fan, shaver point, UPVC double glazed window to rear.

### EXTERIOR

The front of the property benefits from a gravelled driveway offering off-road parking for multiple vehicles and access to the single garage.

The rear garden is fully enclosed and designed for low maintenance, featuring quality artificial turf, a separate slatted patio area, a large decking area, and mature planting.

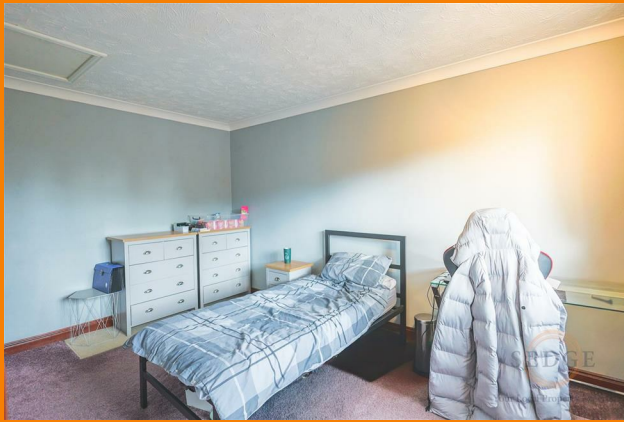
#### Garden Bar

A superb addition to the property, the garden includes a purpose-built outbuilding fitted with heating, electric, and Wi-Fi – ideal as a home bar, entertainment space, or garden office.

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

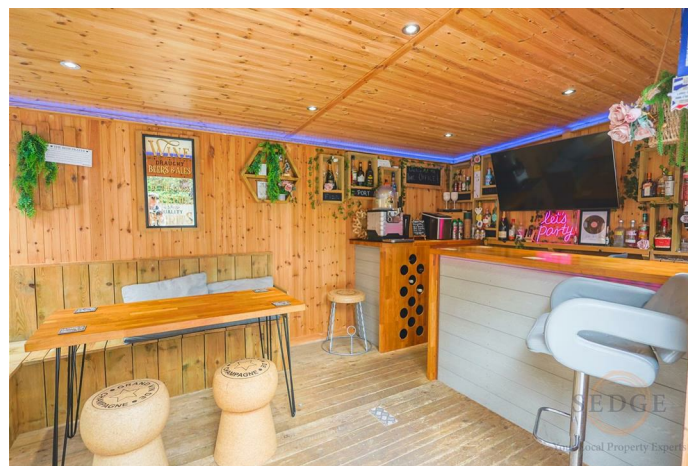
**Local Authority** – South Holland

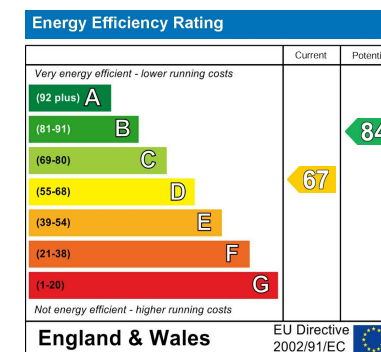
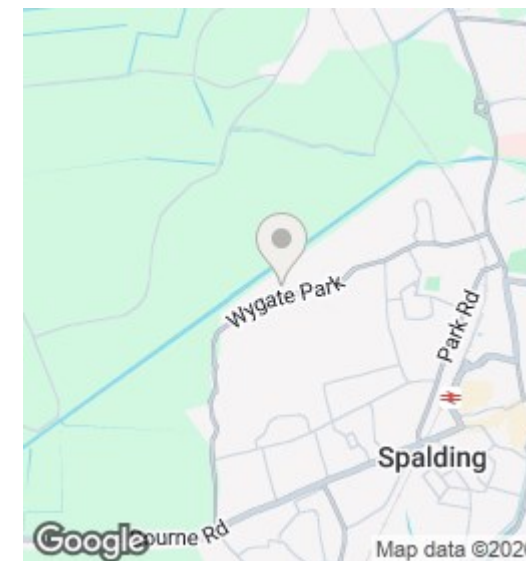
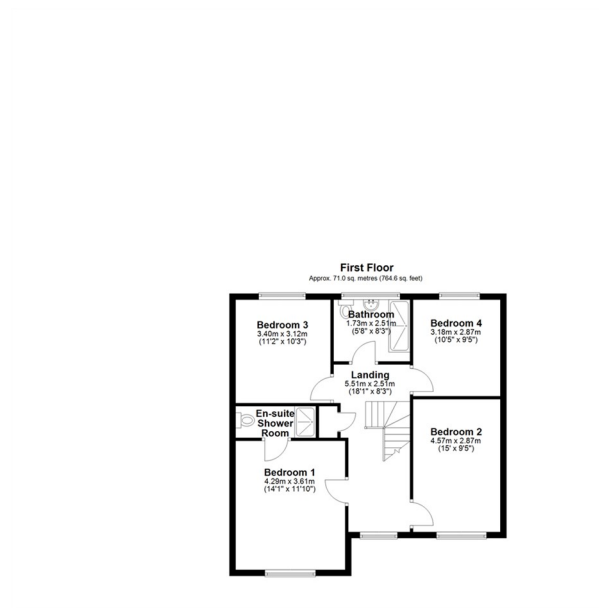
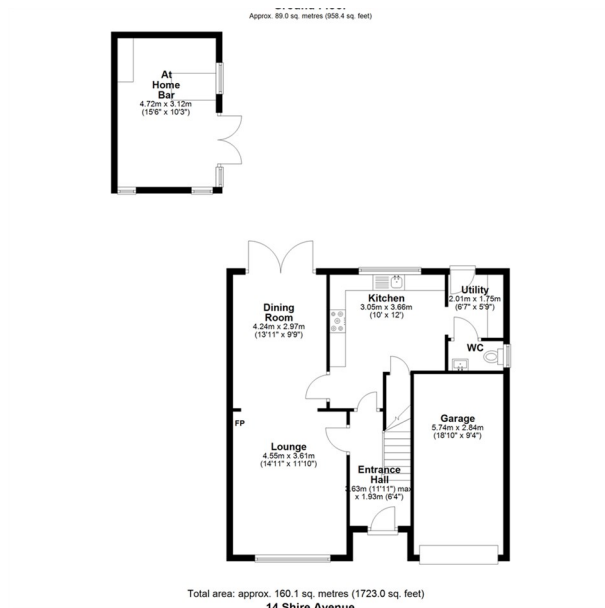
**Council Tax** – Band D

**Viewings** – By Appointment Only

**Floor Area** – 1723.00 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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