



53 Witham Road
Spalding, Lincolnshire, PE11 3WT

£230,000

3 Bedroom Semi-Detached House

- Freehold
- EPC Rating - B, Council Tax Band - B
- Popular residential location with Spalding close to amenities
- Three bedrooms, main with en-suite
- Semi detached family home
- Open-plan kitchen/dining area
- Utility room & downstairs cloakroom
- Enclosed rear garden with patio & lawn
- Driveway and single garage

[Click here to access the Energy Performance Certificate for 53 Witham Road, Spalding, Lincolnshire, PE11 3WT](#)





Overview

This well-designed and comfortable family home that perfectly balances practical living with contemporary style, is now available.

On entering, you are greeted by a welcoming hallway entrance, leading into a generous family lounge. This bright and inviting space benefits from patio doors opening directly onto the rear garden, offering seamless indoor-outdoor living and making the room ideal for both relaxation and entertaining, there is an open-plan kitchen and dining space, providing an excellent hub for family life with ample room for cooking, dining, and socialising. A practical utility room sits just off the kitchen, offering additional workspace and appliance storage, while a convenient downstairs cloakroom/WC completes the ground-floor layout. Upstairs, the property boasts three well-proportioned bedrooms. The main bedroom benefits from its own en-suite shower room, adding a touch of luxury and privacy. A modern family bathroom serves the remaining bedrooms.

To the rear, the patio doors from the lounge lead out to a pleasant enclosed garden, featuring a patio area ideal for outdoor dining, along with a lawned space perfect for children or pets. To the rear of the property a driveway provides off-street parking and gives easy access to the single garage, offering secure storage or additional parking.

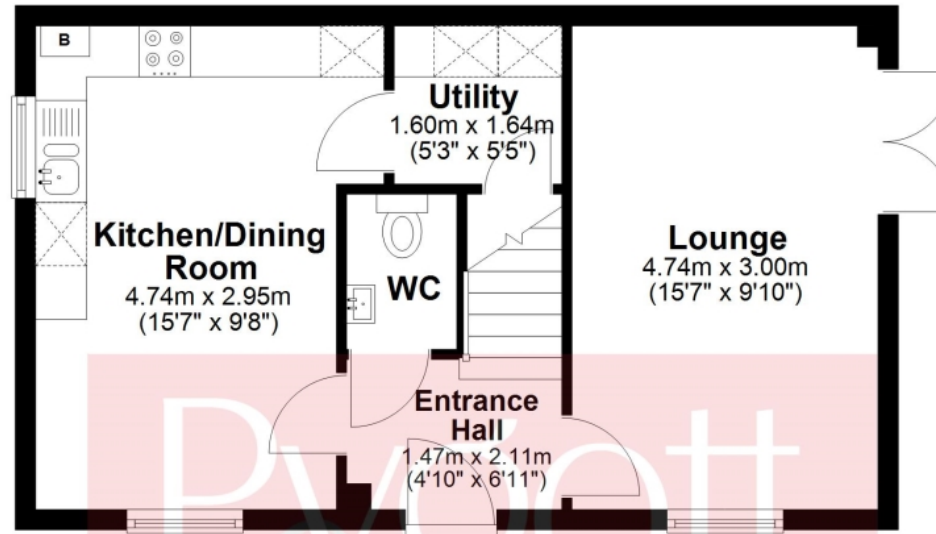
Agent note:- We have been advised that there is an annual management charge of approx £120.00 per annum





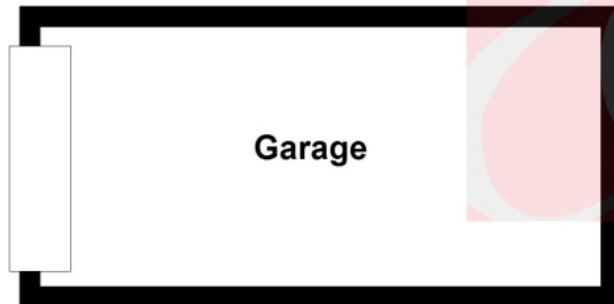
Ground Floor

Approx. 39.2 sq. metres (422.3 sq. feet)



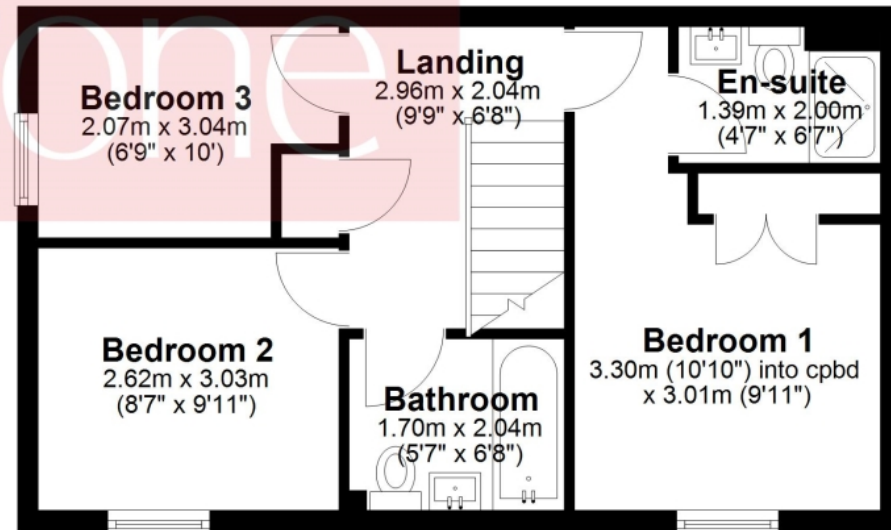
Garage to Rear

Approx. 14.0 sq. metres (150.7 sq. feet)



First Floor

Approx. 39.6 sq. metres (425.9 sq. feet)



Total area: approx. 92.8 sq. metres (999.0 sq. feet)

Floor plan created by Matte Black Media.
Plan produced using PlanUp.



Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



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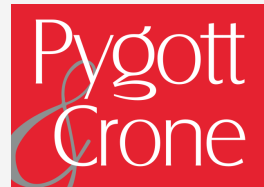
A promotional banner for Pygott Crone. It features a woman with blonde hair smiling while looking at a laptop. The banner includes the Pygott Crone logo, a Platinum Trusted Service Award badge from feefo, and three key service points.

Pygott Crone | Platinum Trusted Service Award 2021 feefo

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