



9 Spring Gardens
Spalding, Lincolnshire, PE11 2XL

£450,000

5 Bedroom Semi-Detached House

- Freehold
- Elegant Period Home (Built 1847) – A beautifully preserved and sympathetically enhanced residence in Spalding, offering timeless character, high ceilings and an impressive, welcoming entrance hallway.
- Spacious & Versatile Living Accommodation – Generous family lounge featuring a comforting log burner set within a charming feature fireplace, creating the perfect cosy retreat.
- Stunning Open-Plan Kitchen & Dining Space – Well-presented and full of character, with island area, dining space, additional feature fireplace and patio doors leading to the garden.
- Bright Orangery with Underfloor Heating – A superb entertaining space boasting two sets of bi-fold doors, triple-glazed skylight
- Excellent External Features – Attractive brick wall frontage with gated side access and driveway leading to electric gates.
- Private Rear Garden & Outbuildings – Double garage and workshop with electric and water connections, pergola seating area and a variety of mature plants, trees and shrubs that flourish beautifully in the spring and summer months.

- EPC Rating -C, Council Tax Band - B

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Overview

Positioned within the charming market town of Spalding, This five bedroomed semi detached family home is a truly exceptional period residence dating back to 1847. Standing the test of time with elegance and grace, this remarkable home blends timeless character with thoughtful modern enhancements, creating a property that is both impressive and wonderfully welcoming.



From the moment you step through the door, the grandeur of the home is immediately apparent. A large, inviting entrance hallway with high ceilings sets the tone, offering a sense of space and heritage that continues throughout. This is a home that feels as though it simply unfolds before you, room after room, each beautifully presented and meticulously considered. The spacious family lounge provides the perfect retreat, centred around a comforting log burner set within a feature fireplace – an ideal space for cosy evenings and relaxed family living. Every detail throughout the property has been carefully curated to complement its period charm while ensuring comfort and practicality. The heart of the home is the family kitchen, thoughtfully designed with both character and functionality in mind. Featuring a generous island area and ample dining space, it is perfectly suited to both everyday living and entertaining. Patio doors lead seamlessly out to the garden, while an additional feature fireplace enhances the room's warmth and charm. A well-appointed utility room provides further convenience. To the rear, the orangery is a standout feature – a beautifully bright and airy space enhanced by two sets of bi-fold doors and a triple-glazed skylight that floods the room with natural light as well as the fantastic addition of Air conditioning. Underfloor heating throughout the entire ground floor ensures year-round comfort and adds to the luxurious feel of the home.



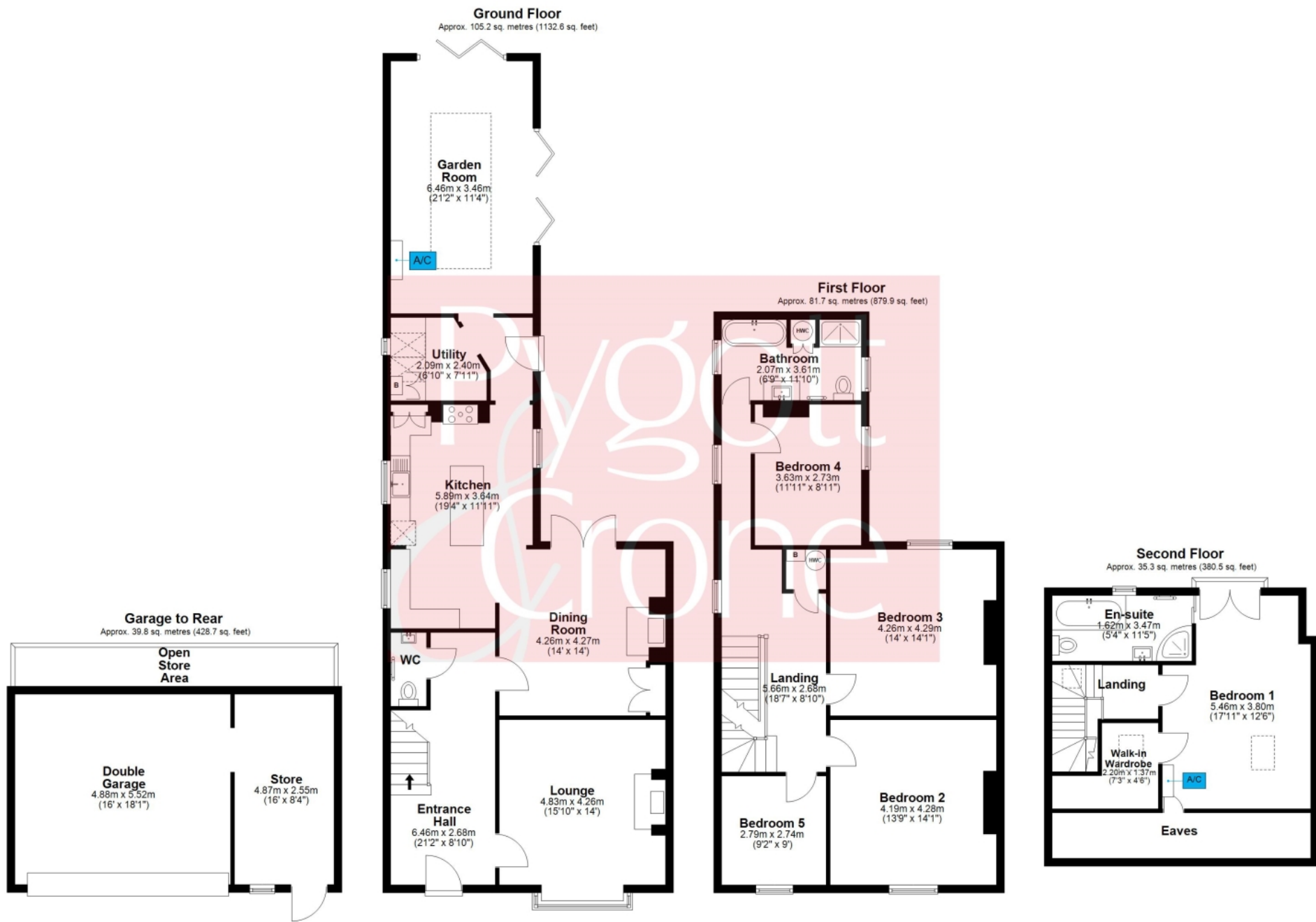
The first floor offers four well-proportioned bedrooms, all tastefully presented, along with a spacious four-piece family bathroom designed with both style and practicality in mind. Occupying the second floor, the impressive principal suite provides a peaceful sanctuary. This superb space benefits from a large four-piece ensuite bathroom, built-in wardrobes, air conditioning, and a charming Juliette balcony, adding both character and a touch of romance.

Externally, the property enjoys excellent kerb appeal, with a brick wall frontage and gated side access. The driveway leads to electric gates which open to reveal the rear garden and a substantial double garage with adjoining workshop, complete with electric and water connections – ideal for hobbyists or additional storage. The rear garden is a delightful and private haven, featuring a pergola seating area and an abundance of potted plants, established trees and shrubs that truly come to life in the spring and summer months, creating a vibrant and colourful outdoor setting.

This outstanding period home offers an exceptional blend of history, space and modern comfort – a rare opportunity to acquire a property of such character and presence in a sought-after central Spalding location.







Total area: approx. 262.1 sq. metres (2821.7 sq. feet)

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



Location



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