



14 Priory Road, Spalding, PE11 2XA

£325,000

- Dating back to 1884 with beautifully preserved features
- A blend of charm and character
- Striking turret style porch
- Private gated entrance providing parking
- Spacious flowing layout
- Three generous bedrooms
- Within easy access of the town centre
- Low maintenance rear garden
- Sold with No Chain!

Welcome to Prory Road – A Home Like No Other in Spalding

Dating back to 1884, Shirley House has been tastefully renovated over the years, blending original features with modern touches to create a home full of charm, quirkiness, and character.

From the moment you arrive, this unique property makes an impression, private gates open to secure parking and a garage, while the striking turret style porch offers a truly memorable welcome.

Inside, spacious rooms, a seamless layout, and beautiful detailing make this a home you'll instantly fall in love with. Upstairs, you'll find three generous double bedrooms and a larger than average bathroom, completing the accommodation perfectly.

To the rear, the garden has been designed with low maintenance in mind, providing a peaceful haven ideal for relaxing or entertaining.

Curious to see more? Book your viewing today!

Entrance Hall



Wooden entrance door with original locking mechanism. Stained glass window to side. Tiled flooring. Stairs to first floor landing.

Lounge 12'5" x 13'4" (3.81m x 4.08m)



Sash bay window to front. Stained glass window to side. Wood effect flooring. Radiator. Picture rails. Feature open fireplace with log burner, surround and tiled hearth.

Dining Room 13'4" x 13'10" (4.08m x 4.23m)



Sash window to rear. Wood effect flooring. Radiator. Alcoves with built in storage. Under stairs cupboard.

Study 12'11" x 12'11" (3.96m x 3.95m)



Sash window to front. Wood effect flooring. Built in cupboards.

Kitchen 13

Electric shower with a fitted shower tray. Tiled flooring.

Cloakroom



Window to side. Tiled flooring with vinyl over. Toilet. Wash hand basin set in vanity unit.

First Floor Landing 17'0" x 13'10" (5.19m x 4.23m)



Window to side. Storage cupboard. Wooden stairs and carpeted landing. Radiator.

Bedroom 1 13'0" x 13'0" (3.97m x 3.98m)



Sash window to front. Original fireplace with

surround and exposed brick wall. Carpeted. Radiator.

Bedroom 2 12'5" x 13'4" (3.81m x 4.08m)



Sash window to front. Built in storage. Blocked up fireplace. Carpeted. Radiator.

Bedroom 3 10'7" x 8'1" (3.25m x 2.48m)



Sash window to rear. Carpeted. Loft access.

Bathroom 13'5" x 9'1" (4.09m x 2.79m)



Outside



The rear garden is enclosed by walling and glass tiling. Decking area. Stone patio area with built in seating and storage. Pedestrian door leading to garage. Under covered storage area.



Property Postcode

For location purposes the postcode of this property is: PE11 2XA

Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

Verified Material Information

Tenure: Freehold

Council tax band: B

Annual charge: No

Property construction: Brick built

Electricity supply: Mains

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

Heating features: No

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

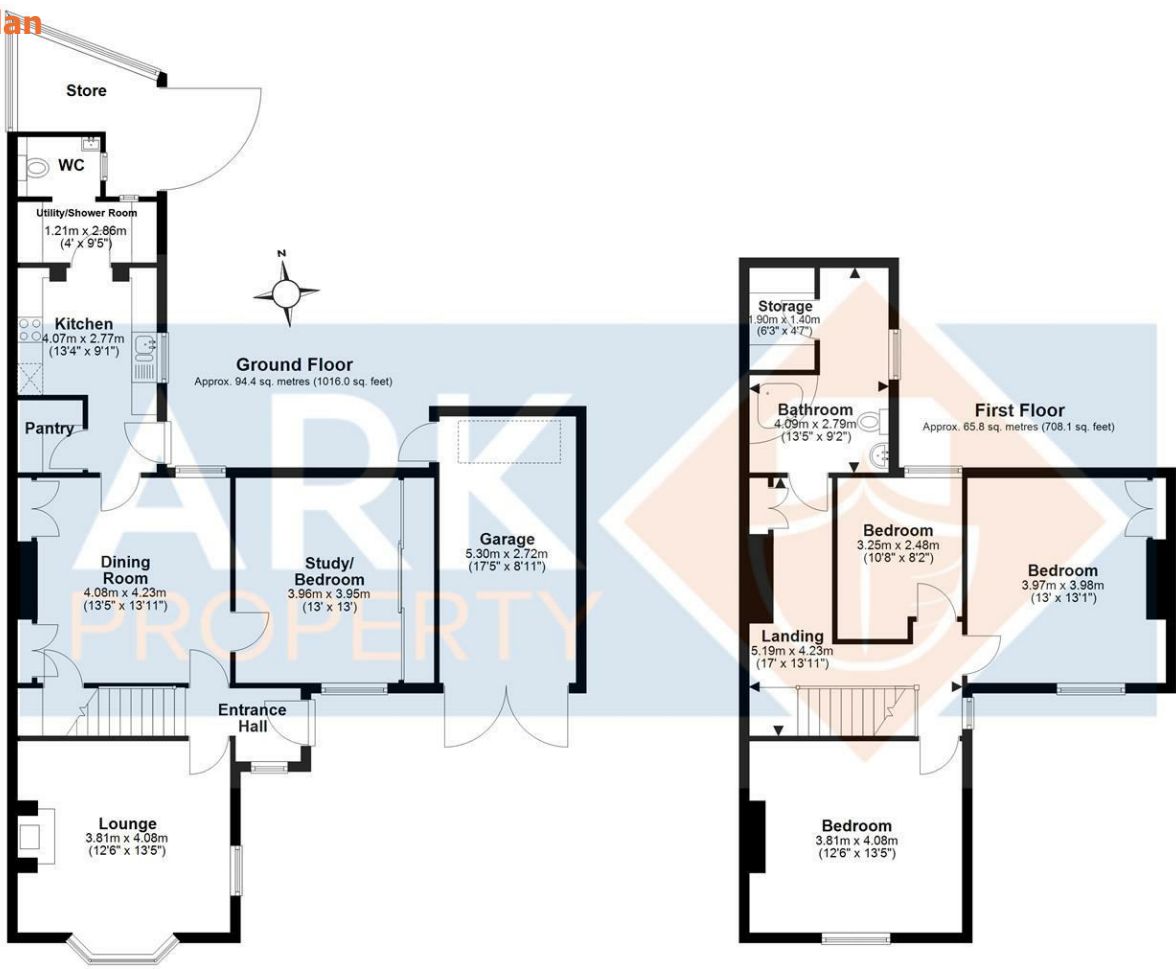
Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data. O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and

Data. Vodafone is Likely over Voice and Data.

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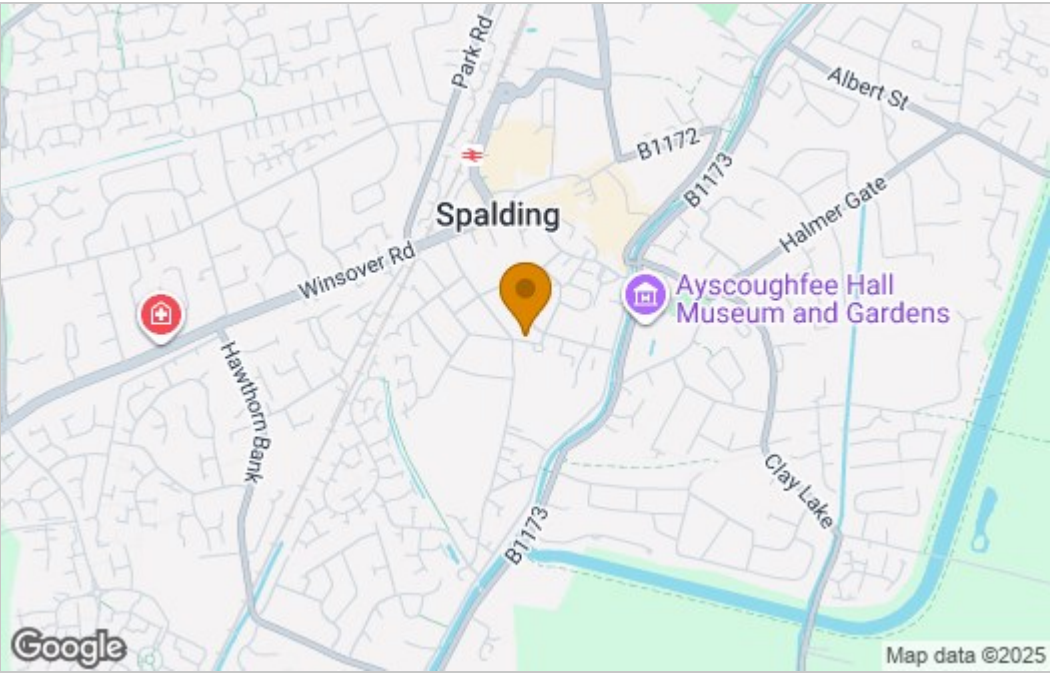
Floor Plan



Total area: approx. 160.2 sq. metres (1724.1 sq. feet)

All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

