



4  3  2 

Maytime Lodge, Tulip Walk, Spalding PE11 1GJ

£439,950

**BELVOIR!**



## Key Features

- > EXECUTIVE DETACHED BUNGALOW
- > THREE BEDROOMS
- > THREE RECEPTION ROOMS
- > FIRST FLOOR SITTING/BED 4
- > CONSERVATORY
- > DOUBLE GARAGE- GARDENS
  - > Tenure: Freehold
  - > EPC rating C



Belvoir incorporating Munton and Russell are pleased to offer with no chain, this executive detached bungalow. This exceptional property is situated in one of the most desirable areas of Spalding. This sought after property offers 2400 square feet of accommodation. The Market Town of Spalding boasts numerous facilities, including, grammar and high schooling, medical practices, a vibrant town centre with excellent road and rail links. The accommodation in brief comprises of, entrance hall, lounge, dining room, fitted kitchen, utility, study, cloakroom, three double bedrooms, en suite to master, family bathroom. First floor has a sitting room/bedroom 4. Externally there is a generous mature wrap round garden with a double garage, and ample off road parking.





### ENTRANCE HALL

Vaulted timber porch, with a solid wood part decorative bevelled glass door, double glazed windows to the front elevation attractive staircase with decorative balustrade leading to first floor, under stairs storage cupboard.

### LOUNGE

16'3" x 17'10" (5m x 5.4m)

Double glazed French doors opening to conservatory with side panels, exposed brick inglenook fire place with oak mantel and herringbone detail, inset gas stove, radiator.

### CONSERVATORY

15'8" x 17'8" (4.8m x 5.4m)

UPVC in construction on a low brick base, ceiling fan and light, UPVc double glazed doors to the rear elevation, tiled flooring, wall mounted electric heater.

### KITCHEN/DINER

15'0" x 13'10" (4.6m x 4.2m)

Double glazed window to the side elevation, hardwood double glazed French doors with side panels to the rear elevation, range of fitted base and wall units, stainless steel sink unit, granite tops, built in 4 ring hob with extractor hood over and oven/microwave combi, integrated fridge freezer, intergrated dishwasher, radiator, tiled floor.

### UTILITY

7'10" x 11'3" (2.4m x 3.4m)

Part glazed door to the side elevation, base and larder unit, stainless steel sink unit, plumbing for washing machine, space for fridge freezer,.

### CLOAKROOM

3'2" x 5'11" (1m x 1.8m)

Two piece suite comprising of fitted close coupled toilet and pedestal wash hand basin with chrome taps over, extractor fan, tiled floor, radiator.

### STUDY

8'3" x 11'5" (2.5m x 3.5m)

Double glazed window to the side elevation, radiator.

### DINING ROOM

12'3" x 15'0" (3.7m x 4.6m)

Double glazed bay window to the front elevation, double glazed window to the side elevation, radiator. (measurement into bay)

### INNER HALLWAY

Doors to:

### BEDROOM 2

12'6" x 15'1" (3.8m x 4.6m)

Double glazed bay window to the front elevation, double glazed window to the side elevation, radiator. (measurements into bay)

### BEDROOM 3

10'5" x 11'5" (3.2m x 3.5m)

Double glazed window to the side elevation, radiator.







#### **FAMILY BATHROOM**

**7'9" x 11'5" (2.4m x 3.5m)**

Double glazed window to the side elevation, four piece suite comprising of close coupled toilet, pedestal wash hand basin with chrome taps over, panelled bath with chrome taps over, tiled shower cubicle with mains shower over and glass door, tiling to walls and floor, heated towel rail, extractor.

#### **MASTER BEDROOM**

**15'3" x 19'7" (4.6m x 6m)**

Double glazed French doors and side panels to the rear elevation, double glazed window to the side elevation, radiator. (maximum measurements)

#### **EN SUITE**

**6'0" x 8'10" (1.8m x 2.7m)**

Double glazed window to the side elevation, three piece suite comprising of close coupled toilet, pedestal wash hand basin, panelled bath with chrome taps over and mains shower with glass folding screen, tiling to walls and floor, heated towel rail, extractor.

#### **FIRST FLOOR SITTING ROOM/BEDROOM 4**

**13'8" x 16'1" (4.2m x 4.9m)**

Velux window, vaulted ceiling, radiator.

#### **EXTERNALLY**

The property is approached by a private shared driveway with two other executive dwellings at the end of Tulip Walk. There is ample off road parking and a detached double garage with twin sectional doors.

**GARDENS:** Situated on a generous plot of approximately 1/4 of an acre, the garden encompasses the property and is well stocked with an amazing array of shrubs, plants and trees. External cold-water tap and courtesy lighting.

#### **DOUBLE GARAGE**

**17'0" x 18'1" (5.2m x 5.5m)**

With twin electric doors, window and door to the side elevation, light and power connected.

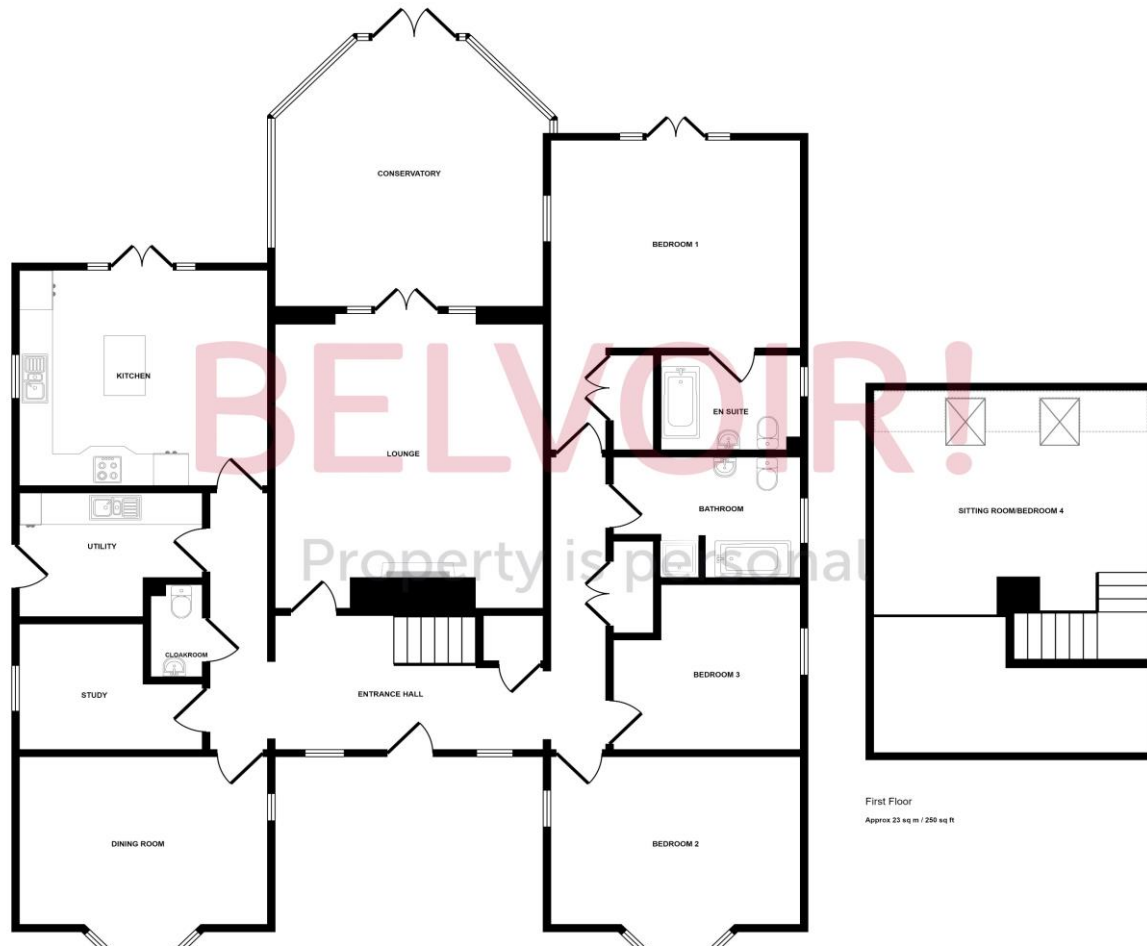
#### **AGENTS NOTE**

A virtual tour is available on request; please contact the office for more information.





Approx Gross Internal Area  
212 sq m / 2284 sq ft



First Floor  
Approx 23 sq m / 250 sq ft

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	70	77
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



Contact us today to arrange a viewing...

[www.belvoir.co.uk/spalding-estate-agents/](http://www.belvoir.co.uk/spalding-estate-agents/)

# BELVOIR!

01775 722475