



BRADLEY JAMES

ESTATE AGENTS



97 Cradge Bank, Spalding, Lincolnshire, PE11 3AF

Asking price £299,950

- BEAUTIFUL VIEWS TO THE FRONT
- EXTENDED CREATING FOUR DOUBLE BEDROOMS AND AN EXTRA SHOWER ROOM
- NEWLY FITTED KITCHEN
- MODERN WINDOWS AND DOORS
- WALKING DISTANCE TO LOCAL AMENITIES
- ORIGINAL OWNERS SINCE 1981
- NEWLY FITTED BATHROOM
- NEWLY FITTED UTILITY ROOM
- 1401 SQ FT
- POSSIBILITY TO EXTEND THE OFF ROAD PARKING CREATING TWO EXTRA SPACES



# 97 Cradge Bank, Spalding PE11 3AF

Bradley James offers for sale this extended detached family home which is nestled in the charming area of Cradge Bank, Spalding. This delightful detached house, built in 1981, still has its original owners. The current owners have cherished this home since it was brand new, and their love for the property is evident in the thoughtful extensions and upgrades made over the years.

With two spacious reception rooms, this home provides ample space for relaxation and entertaining. The four generously sized double bedrooms ensure that there is plenty of room for family and guests alike. Recently, the vendors have invested in a newly fitted kitchen and utility room, which are sure to impress any culinary enthusiast. Additionally, a modern boiler has been installed, along with a beautifully renovated main bathroom, ensuring that the home is both efficient and stylish. New windows and doors have also been fitted, enhancing the overall appeal and energy efficiency of the property.

One of the standout features of this home is the stunning view from the front, which can be enjoyed from the comfort of your sofa. Outside, there is parking available for up to three vehicles, making it convenient for families or those who enjoy hosting visitors.

The location is equally appealing, situated within walking distance to a local pub, two shops, a fish and chips shop, a hairdresser, and a gym. Furthermore, excellent road links to the A16 provide easy access to Stamford, Peterborough, Norfolk, and Lincoln.

This property is truly ready to move into, making it an ideal choice for those seeking a welcoming family home in a vibrant community. Don't miss the opportunity to make this lovely house your new home.



Council Tax Band: C



### Entrance Hall

UPVC obscured double glazed front door into the entrance hall which has stairs leading off to the first floor accommodation, radiator and power points.

### Lounge

14'6 x 12'2

UPVC double glazed window to the front, radiator, power points, telephone point and TV point.

### Dining Room

12'1 x 9'6

UPVC double glazed French doors going onto the rear garden, radiator and power points.

### Kitchen

12'2 x 8'7

UPVC double glazed window to the rear, base and eye level units with worksurface over, sink and drainer with mixer taps over, space and point for free standing cooker, space and plumbing for dishwasher, tiled splashback, power points, radiator, under stairs storage cupboard and pantry.

### Utility Room

7'5 x 6'0

UPVC obscured double glazed window and door to the side, eye level units with worksurface over, space and plumbing for washing machine, space and point for tumble dryer, space and points for fridge freezer, power points and radiator.

### Cloakroom

UPVC obscured double glazed window to side, wash hand basin with mixer taps over, WC with push button flush and radiator.

### Landing

There's a loft hatch and power point.

### Bedroom 1

14'7 x 11'0

UPVC double glazed window to the front overlooking the bank with field views beyond, radiator and power points.

### Bedroom 2

12'2 x 11'0

UPVC double glazed window to the rear, radiator, power points and airing cupboard.

### Bedroom 3

16'0 x 7'6

Two UPVC double glazed windows to the front

overlooking the bank and fields beyond, radiator, power points, the bedroom is split into two, there's an area of your bed and bedside table and the second part is for wardrobes and a study desk.

### Bedroom 4

15'0 x 8'1 max

UPVC double glazed window to the rear, radiator and power points.

### Refitted Bathroom

UPVC obscured double glazed window to the rear, panel bath with mixer taps over and a mixer tap shower over, pedestal wash hand basin with mixer taps over and wall mounted mirror, WC with push button flush, wall mounted heated towel rail and fully tiled walls.

### Shower Room

Separate shower cubicle which has an electric mixer shower, pedestal wash hand basin with taps over, tiled splashback, double shaver point and radiator.

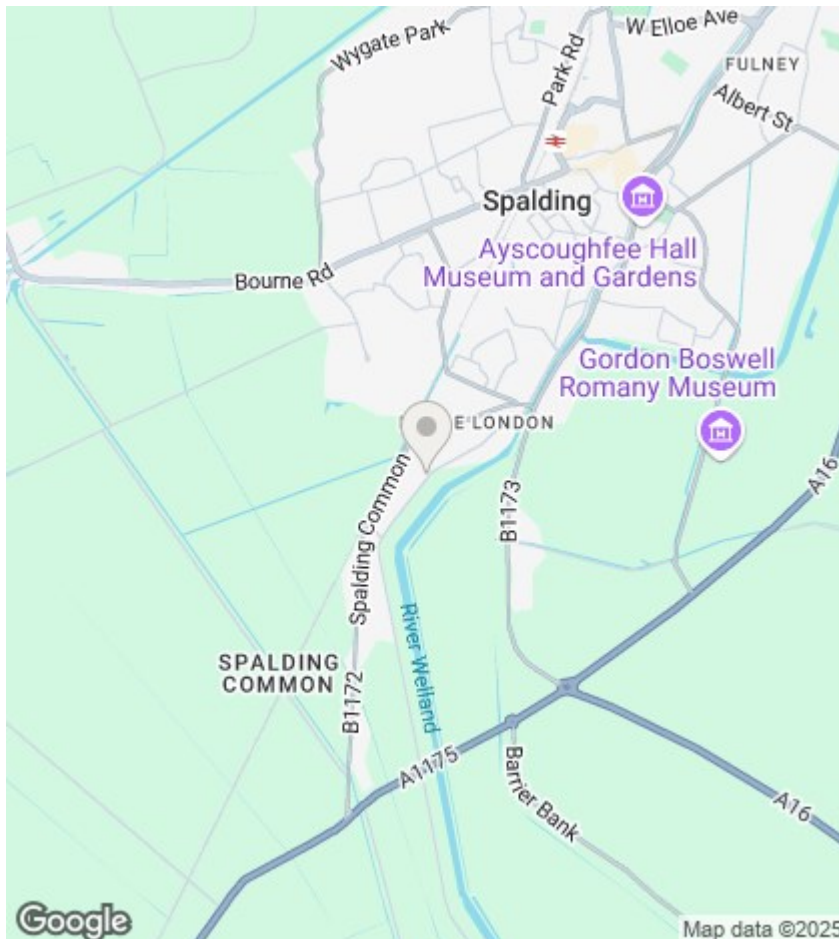
### Outside

The property has concrete off-road parking and the rest is laid to lawn. The lawn area can be changed to create more off-road parking for another two cars if needed. There is side gated access leading to your rear garden which is enclosed by panel fencing and hedging, it is predominantly laid to lawn, there is a patio seating area, outside light, outside tap and a shed to the side.

### Garage

16'4 x 7'7

Has a metal up and over door, power and lighting connected and a fuse box.



## Directions

## Viewings

Viewings by arrangement only. Call 01775 233130 to make an appointment.

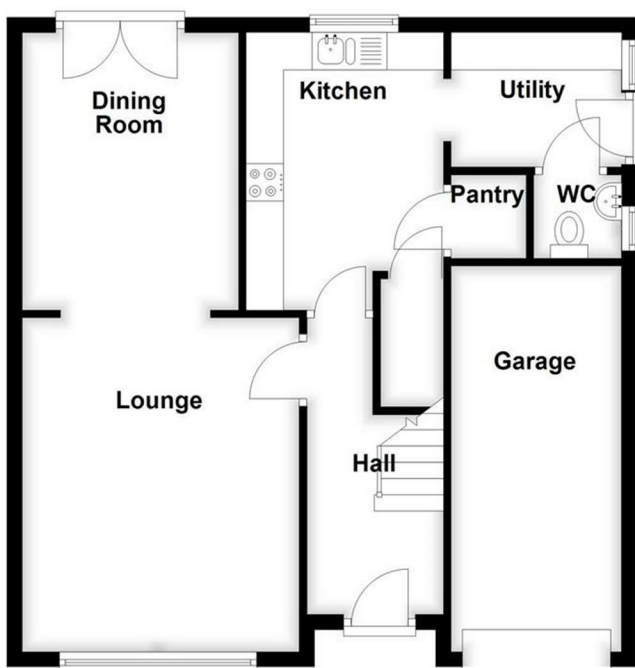
## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		86
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

### Ground Floor

Approx. 65.2 sq. metres (701.5 sq. feet)



### First Floor

Approx. 65.0 sq. metres (699.1 sq. feet)

