



BRADLEY JAMES

ESTATE AGENTS



34 Austendyke Road, Weston Hills, Spalding, Lincolnshire, PE12 6BX

Asking price £225,000

- TWO-THREE BEDROOMS
- BESPOKE KITCHEN
- UTILITY ROOM
- OFF ROAD PARKING AND SINGLE GARAGE
- 5 MINUTE DRIVE TO WESTON HILLS PRIMARY SCHOOL
- MODERN BATHROOM
- STUDY AREA
- BI-FOLDING DOORS
- GENEROUS PLOT
- OPEN PLAN KITCHEN DINER AND LOUNGE

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Bradley James are pleased to offer for sale, this beautifully renovated detached cottage offering a perfect blend of modern living and rustic charm. With two-three well-proportioned bedrooms and a stylishly designed bathroom suite on the ground floor, this property is ideal for families or those seeking a peaceful retreat.

As you enter, you are greeted by an inviting entrance hall which leads to your open-plan kitchen, diner, and lounge area, which is bathed in natural light thanks to the bi-fold doors that lead out to the generous rear garden.

The bespoke central island in the kitchen, complemented by solid wood units and worktops, creates a warm and welcoming space for both cooking and entertaining. There is a separate utility room off the kitchen and a feature exposed brick wall which leads to the downstairs bathroom, adding character and a touch of elegance to the home.

The property also features a convenient study area in the entrance, perfect for those who work from home or require a quiet space for reading and reflection. With ample storage throughout, this cottage is designed to meet the needs of modern living.

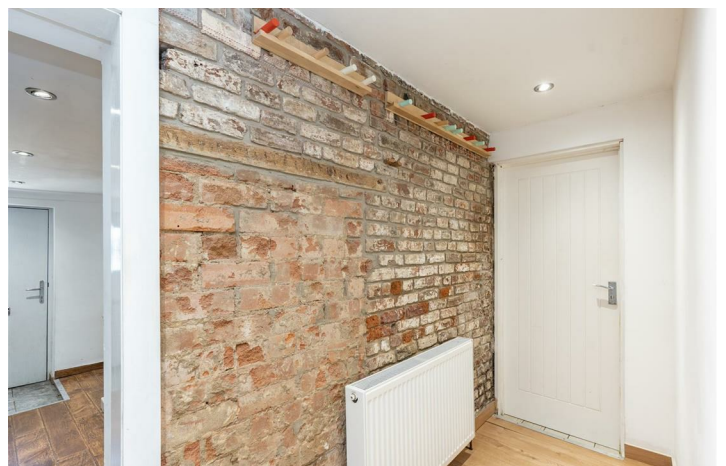
Parking is a breeze with space for up to four vehicles, along with a single garage for additional convenience.

The location is particularly advantageous, being just a five-minute drive from Weston Hills Primary School and offering excellent road links to the A16, connecting you to Peterborough, Stamford, Boston, Norfolk, and Lincoln. Spalding, with its array of amenities and both primary and secondary schools, is only a ten-minute drive away, while the popular Springfields Gardens and Outlet Centre is also within easy reach.

This delightful cottage is a rare find, combining contemporary comforts with a tranquil village setting, making it an ideal choice for your next home.



Council Tax Band: A



Entrance Hall

Composite obscured double glazed front door into the entrance hall which has stairs leading off to the first floor accommodation, radiator, power points, skimmed and coved ceiling, under stairs storage alcove, coat cupboard and a study area.

Open Plan Kitchen Diner/Lounge

22'3 x 21'2 x 12'0

Double glazed bifold doors to the rear, shaker base and eye level units with solid wood worksurface over, a centre breakfast island with bespoke kitchen units and a solid wood worksurface over, overhang breakfast bar, inset double range master oven with double grill, a five burner gas hob with extractor over, space and plumbing for dishwasher, integrated bins, space and point for fridge freezer, tiled splashback, power points, vertical wall mounted radiator, TV point, skimmed ceiling with inset spotlights and a door to the utility room.

Utility Room

Eye level units with solid wood worksurface over, sink and drainer with mixer taps over, space and plumbing for washing machine, space and point for freezer, tiled splashback, wall mounted fuse box and skimmed ceiling with inset spotlights.

Inner Hallway

Exposed feature brick wall, radiator, door leading to the downstairs bathroom, door to your boiler room which has wall mounted gas boiler and skimmed ceiling with censored inset spotlights.

Bathroom

UPVC obscured double glazed window to the side, P shaped panel bath with side mounted mixer taps over and a built-in mixer shower over, vanity wash hand basin with mixer taps over and storage cupboard beneath, WC with push button flush, wall mounted heated towel rail, fully tiled walls, tiled floor and inset spotlights.

Lounge/Bedroom 3

12'0 x 11'8

Double aspect with the UPVC double glazed window to the front and side, radiator, power point, wall light and skimmed and coved ceiling.

Landing

Loft hatch and radiator.

Bedroom 1

12'0 x 11'7

UPVC double glazed window to the front, electric heater, power points some with USB charging and skimmed and coved ceiling.

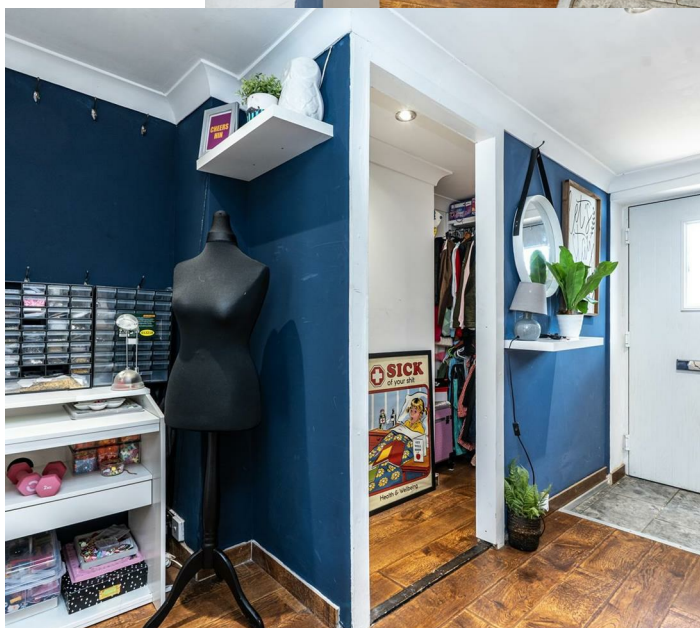
Bedroom 2

11'5 x 7'5

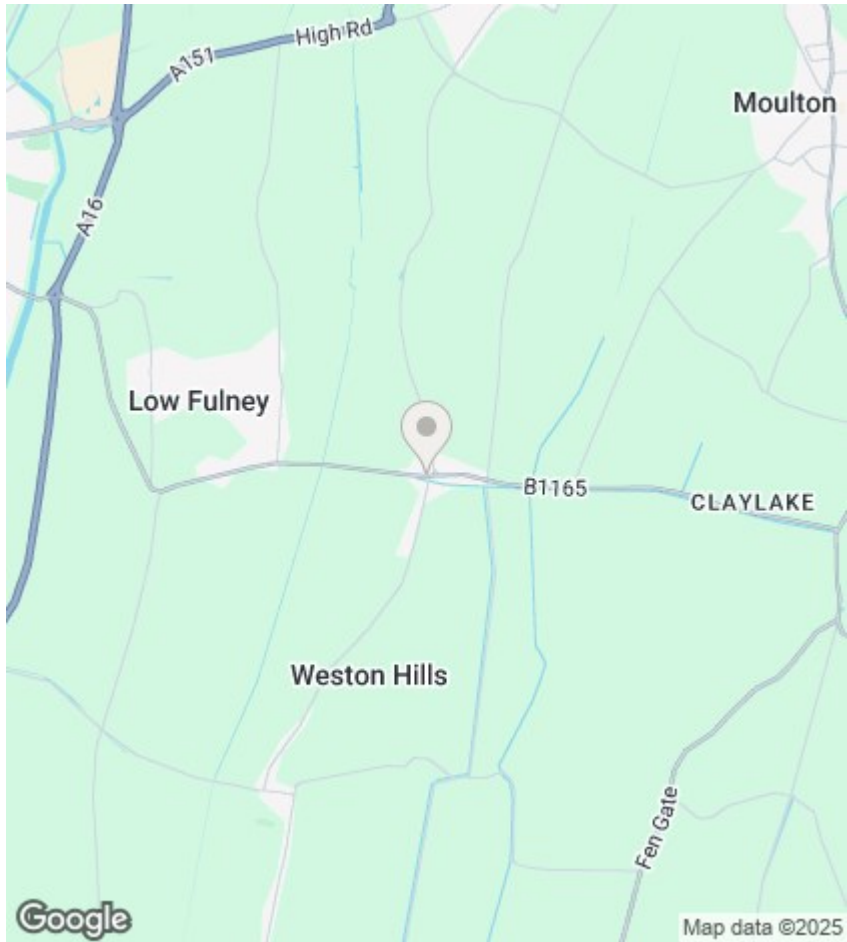
UPVC double glazed window to the front, power points and skimmed and coved ceiling.

Outside

It's all gravel off-road parking with a picket fence to the side which leads to a wooden detached single garage with double wooden doors to the front, there is also side gated access, outside light and a cottage porch. The rear garden is enclosed by panel fencing, there's a decking seating area spanning across the rear of the cottage with a covered seating area and inset spotlights, the rest is laid to lawn, outside power point and another covered seating area.







Viewings

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

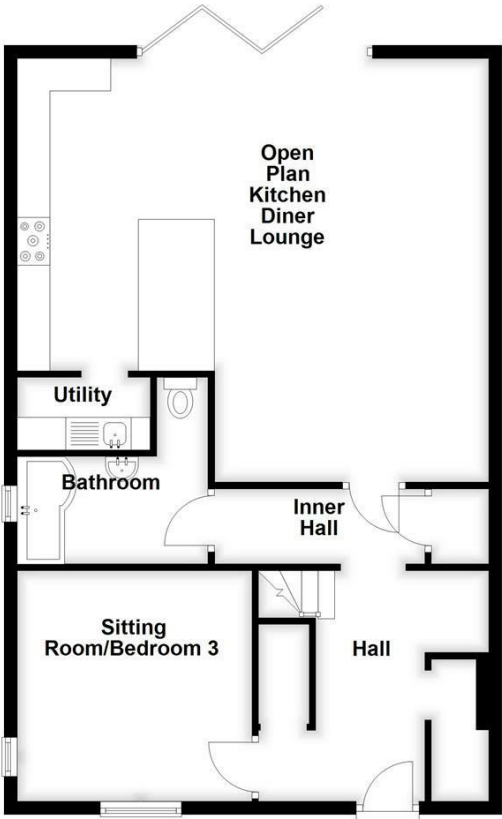
EPC Rating:

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E		
(21-38) F	35	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

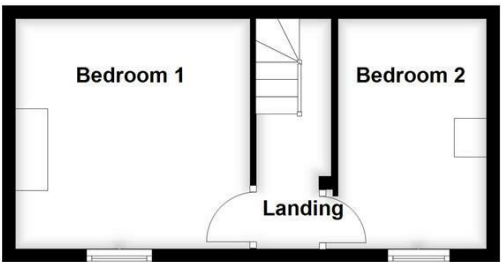
Ground Floor

Approx. 82.0 sq. metres (882.7 sq. feet)



First Floor

Approx. 26.1 sq. metres (280.5 sq. feet)



Total area: approx. 108.1 sq. metres (1163.1 sq. feet)