



BRADLEY JAMES

ESTATE AGENTS



13 Belgrave Road, Spalding, Lincolnshire, PE11 2UZ

Asking price £174,950

- NO CHAIN
- 16FT LOUNGE
- SPACE FOR CARAVAN OR MOTORHOME
- PRIVATE REAR GARDEN
- WALKING DISTANCE TO LOCAL SHOPS
- TWO BEDROOMS
- OFF ROAD PARKING
- SINGLE GARAGE THAT COULD BE CONVERTED INTO ANOTHER RECEPTION ROOM
- WINDOWS AND DOORS REPLACED MARCH 2020
- WIDER THAN AVERAGE DRIVEWAY

13 Belgrave Road, Spalding PE11 2UZ

Nestled on Belgrave Road in the charming town of Spalding, this delightful detached bungalow offers a perfect blend of comfort and convenience. Spanning 797 square feet, the property features a welcoming entrance hall with a handy storage cupboard, leading into a generous lounge bathed in natural light from a large window.

The bungalow boasts two well-proportioned bedrooms and a bathroom suite, making it an ideal home for small families or those seeking a peaceful retreat. The kitchen, equipped with a side door, provides easy access to your private rear garden, perfect for enjoying sunny afternoons or hosting gatherings.

The front of the property is designed for low maintenance, complemented by additional parking space to the side, accommodating another vehicle, caravan, or motorhome. A single garage presents an exciting opportunity for conversion into an reception room, seamlessly connecting to the rear garden.

Conveniently located within walking distance to local amenities, including shops, a fish and chip shop, hairdressers, and a gym, this bungalow is perfectly positioned for everyday living. A short drive of 5 to 10 minutes will take you into the town centre, where you can explore a variety of shops and enjoy the local train station. The renowned Springfields Garden Outlet Centre is also just a 10-minute drive away, while the picturesque river systems are a mere 5-minute stroll, ideal for evening walks.

With excellent road links to the A16, connecting you to Stamford, Peterborough, Boston, Norfolk, and Lincoln, this property is not only a lovely home but also a gateway to exploring the wider region. This bungalow is offered with no chain, making it an attractive option for those looking to move swiftly into their new abode.



Council Tax Band: B



Entrance Hall

UPVC obscured double glazed front door into the entrance hall which has a UPVC obscured double glazed window to the front, radiator, storage cupboard with shelving and loft hatch which is part boarded.

Lounge

16'4 x 11'4

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

Kitchen

8'8 x 8'7

UPVC double glazed window and door to the side, base and eye level units with work surface over, sink and drainer with mixer tap over, space and plumbing for washing machine, space and point for fridge, power points, space and point for cooker, radiator and Worcester Bosch boiler.

Bathroom

UPVC obscured double glazed window to the side, bath with taps over, built-in mixer shower over, pedestal wash hand basin with tap over, WC and half height tiled walls.

Bedroom 1

12'8 x 10'6

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

Bedroom 2

9'8 x 9'4

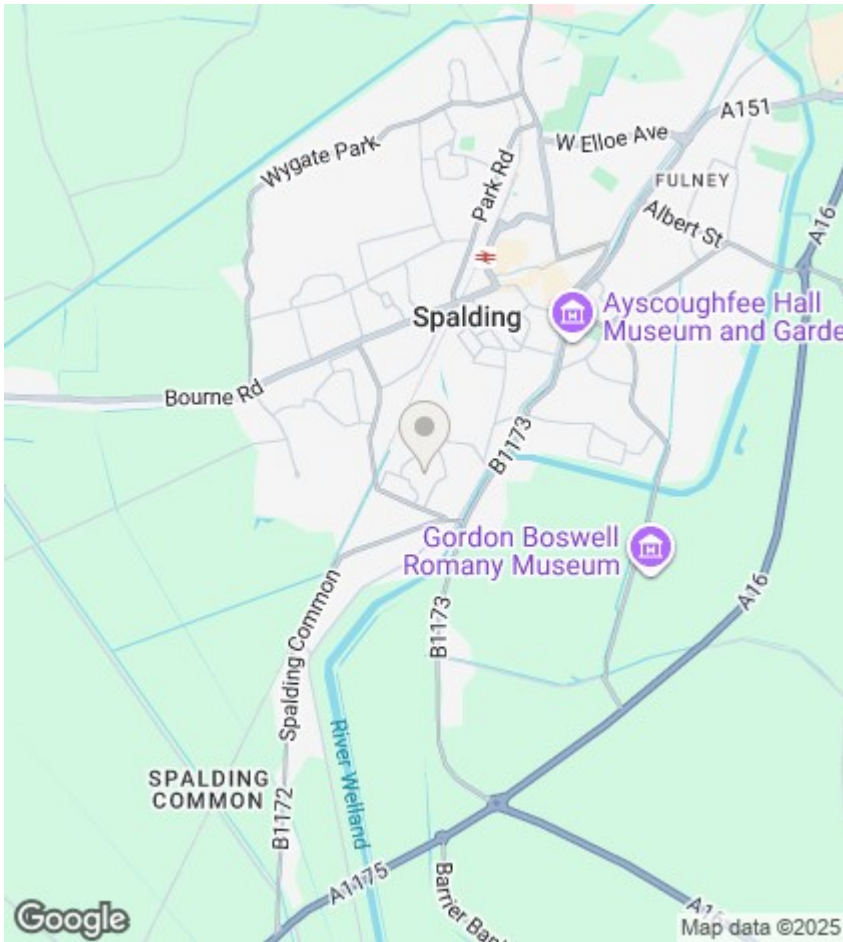
UPVC double glazed window to the rear, radiator and power points.

Outside

There's a vast amount of off-road parking to the front and this bungalow comes with extra off-road parking to the side for a caravan or motorhome if needed. There is also a single garage which has a metal up and over door and a door leading to the rear garden. There is side gated access leading to the rear garden which is enclosed by panel fencing and is predominantly laid to lawn.







Viewings

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

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor

Approx. 73.8 sq. metres (794.4 sq. feet)



Total area: approx. 73.8 sq. metres (794.4 sq. feet)