



BRADLEY JAMES

ESTATE AGENTS



3 Sandringham Walk, Spalding, Lincolnshire, PE11 2RS

Asking price £239,950

- RENOVATED
- MULTI FUEL BURNER IN LOUNGE
- TWO DOUBLE BEDROOMS
- LOTS OF OFF ROAD PARKING WHICH LEADS TO A SINGLE GARAGE
- WALKING DISTANCE TO LOCAL TESCO EXPRESS
- OPEN PLAN LOUNGE, KITCHEN DINER
- EXTENDED UTILITY ROOM
- BEAUTIFUL SHOWER ROOM
- LANDSCAPED REAR GARDEN
- A MUST VIEW

3 Sandringham Walk, Spalding PE11 2RS

Bradley James Estate Agents are pleased to offer for sale this beautiful renovated bungalow which is nestled in the charming area of Sandringham Walk, Spalding. This stunningly renovated detached bungalow offers a perfect blend of modern living and comfort. As you step inside, you are greeted by a spacious entrance hall that leads into an inviting open-plan lounge, kitchen diner complete with a multi-fuel burner, perfect for those cosy evenings. The kitchen diner is a delightful space, featuring French doors that open out to the beautifully landscaped rear garden, creating a seamless connection between indoor and outdoor living. The separate utility room off the kitchen is an added bonus.

This bungalow boasts two generously sized double bedrooms, providing ample space for relaxation and rest. The stylish shower room adds a touch of luxury to the home, ensuring convenience and comfort. Outside, the property sits on a generous plot, offering good off-road parking that leads to a single garage. The side gated access leads to your landscaped rear garden enhancing the appeal, making it an ideal space for outdoor entertaining or simply enjoying the tranquillity of your surroundings.

Conveniently located, this property is within walking distance to a Tesco Express and a post office, as well as a delightful fish and chip shop. The town centre, with its array of amenities, shops, restaurants, cafes, and a train station, is just a 15-20 minute stroll away, making this location both practical and enjoyable.

This bungalow is truly a must-view to appreciate its charm and the lifestyle it offers. Don't miss the opportunity to make this lovely home your own.



Council Tax Band: B



Entrance Hall

Composite obscured double glazed front door into the entrance hall which has a radiator, power points, loft hatch and skimmed ceiling with inset spotlights.

Open Plan Kitchen Diner/Lounge

23'0 x 12'0

Open plan triple aspect lounge and kitchen with a UPVC double glazed window to the front, UPVC double glazed window to the side and UPVC double glazed French doors to the rear garden. The lounge has a radiator, power points, TV point, multi fuel burner and skimmed ceiling. The kitchen diner has base and eye level units with solid woodwork surface over, sink with mixer taps over, integrated electric oven and grill with induction hob, integrated fridge, radiator, power points (some with USB charging), skimmed ceiling with inset spotlights and extractor fan.

Utility Room

7'0 x 6'1

UPVC double glazed window to the rear and side, base and eye level units with solid woodwork surface over, space and point for tumble dryer, space and plumbing for washing machine, space and plumbing for dishwasher, space and point for fridge, space and points for freezer and wall mounted combi gas boiler housed in a cupboard.

Bedroom 1

12'0 x 12'7

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

Bedroom 2

11'0 x 10'7

UPVC double glazed window, French doors to the rear, radiator, power points and skimmed ceiling.

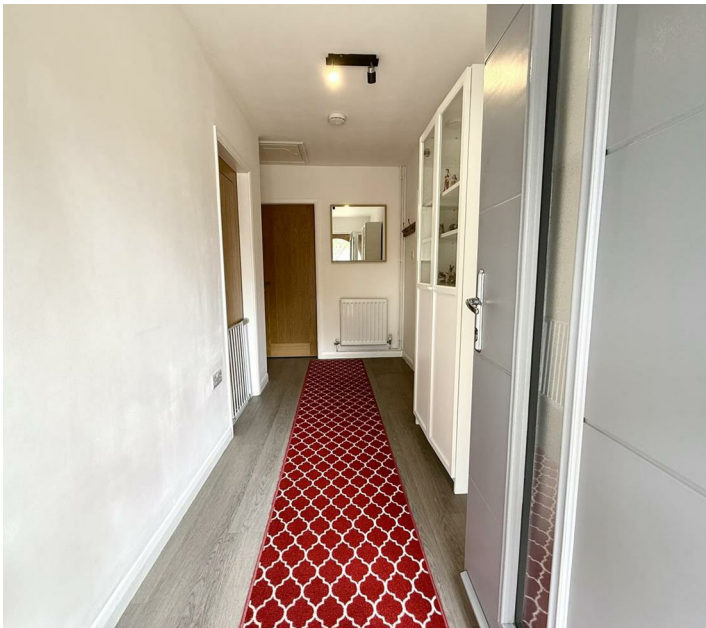
Shower Room

UPVC obscured double glazed window to the rear, separate shower cubicle which is fully tiled with a built-in mixer shower over with a fixed showerhead and a separate showerhead on a sliding adjustable rail, vanity wash hand basin with mixer taps over, WC with push button flush with storage drawers beneath and worksurface over, fully tiled walls, wall mounted heated towel rail, skimmed ceiling and extractor fan.

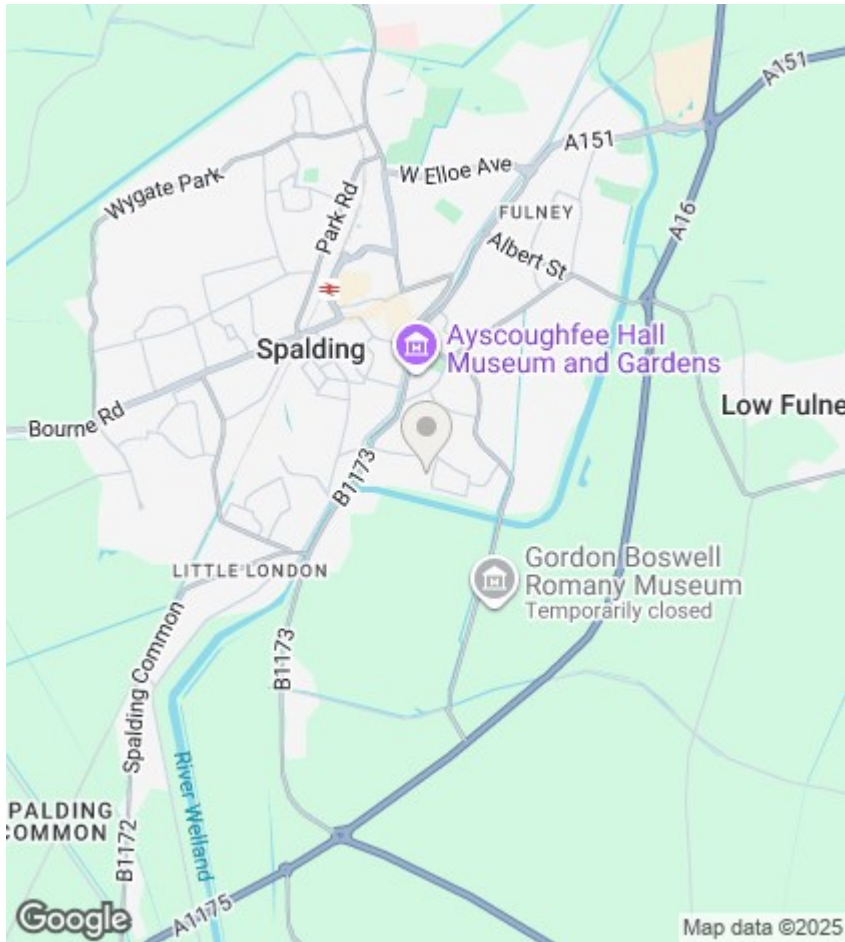
Outside

To the outside there's a low-level brick wall and panel fencing to the side, the front garden is all low maintenance being laid all to gravel. There's space for numerous cars. This leads to a detached single garage which has a metal up and over door, a door going into the rear garden. There is side gated access leading to the landscape rear garden which is

enclosed by panel fencing. The rear garden has a raised decking seating area spanning across the rear of the bungalow, there's a further enclosed patio seating area, open patio seating area in the middle, in the left-hand corner is a further seating patio area, there are well established flower and shrub beds, outside lights, outside tap and a shed just behind the garage with a further outside tap.







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		
(69-80)	C		
(55-68)	D	65	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

