



BRADLEY JAMES

ESTATE AGENTS



27 Clover Way, Spalding, PE11 3GD

Guide price £275,000

- THREE DOUBLE BEDROOMS
- DOUBLE ASPECT LOUNGE
- UTILITY ROOM
- EN-SUITE TO BEDROOM ONE
- WALKING DISTANCE TO BUS STOP
- NO CHAIN
- DOUBLE ASPECT INTEGRATED KITCHEN DINER
- FOUR PIECE BATHROOM SUITE
- POPULAR AREA
- WALKING DISTANCE TO CO OP AND FISH AND CHIP SHOP

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Nestled in the desirable Clover Way, Spalding, this charming detached bungalow offers a perfect blend of comfort and convenience. With NO CHAIN, this property is an excellent opportunity for those seeking a peaceful yet accessible lifestyle. Built by the reputable Broadgate builders, the bungalow is situated within walking distance of local amenities, including a Co-op, a delightful fish and chip shop, and a bus stop, making daily errands a breeze.

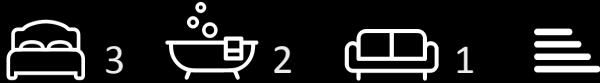
Upon entering, you are greeted by a spacious entrance hall that leads to a bright and airy double aspect lounge, perfect for relaxation and entertaining. The well-appointed double aspect kitchen diner features integrated appliances, providing a wonderful space for family meals and gatherings. Additionally, a utility room adds to the practicality of this home.

This bungalow boasts three generously sized double bedrooms, with the master bedroom benefiting from an en-suite bathroom for added privacy. A stylish four-piece bathroom suite serves the other two bedrooms, ensuring comfort for all residents and guests.

Outside, the property offers off-road parking for up to two vehicles, leading to a single garage for additional storage or workshop space. The side gated access opens to a private rear garden, an ideal spot for enjoying the outdoors or hosting summer barbecues.

For those who enjoy the vibrancy of town life, the centre of Spalding is just a 5-10 minute drive away, where you will find a variety of shops, restaurants, and cafes, as well as excellent transport links including a train and bus station. The renowned Springfields Garden Outlet Centre, a popular destination for visitors from across the country, is also a mere 10-minute drive away.

This delightful bungalow is a rare find in a popular area, offering a wonderful opportunity for families, retirees, or anyone looking to enjoy a tranquil lifestyle with easy access to local amenities.



Council Tax Band: C



Entrance Hall

UPVC obscured double glazed side door into the entrance hall which has a radiator, power points, telephone point, skimmed and coved ceiling and airing cupboard.

Lounge

14'6 x 12'0

Double aspect with a UPVC double glazed window to the front and side, modern fireplace, radiator, power points, TV points and skimmed and coved ceiling.

Kitchen Diner

14'6 x 9'4

UPVC double glazed window to the front and side, base and eye level units with work surface over, sink and drainer with mixer taps over, integrated Neff electric oven grill with a half sized electric oven and grill above, integrated fridge, space and plumbing for dishwasher, tiled splashback, tiled floor, radiator, power points and skimmed and coved ceiling with inset spotlights.

Utility Room

6'0 x 5'3

UPVC obscured double glazed door to the side, base units with work surface over, sink and drainer with mixer tap over, space and plumbing for washing machine, space and point for fridge freezer, extractor fan, tiled floor, power points and skimmed and coved ceiling.

Bedroom 1

12'4 x 11'3 max

UPVC double glazed window, radiator, power points and skimmed and coved ceiling.

Bedroom 1 En-suite

UPVC obscured double glazed window to the side, separate shower cubicle which is fully tiled and has a built-in mixer shower over, vanity wash hand basin with mixer taps over and storage cupboards beneath, WC with push button flush, wall mounted heated towel rail, double shaver point, extractor fan and skimmed and coved ceiling with inset spotlights.

Bedroom 2

11'4 x 9'0

UPVC double glazed window to the rear, radiator, power points, TV point, loft hatch and skimmed and coved ceiling.

Bedroom 3

10'5 x 9'0

UPVC double glazed window to side, radiator, power points, telephone point, TV point and skimmed and coved ceiling.

Bathroom

Four piece bathroom suite which has a UPVC obscured double glazed window to side, panel bath with mixer taps over, pedestal wash hand basin with mixer tap

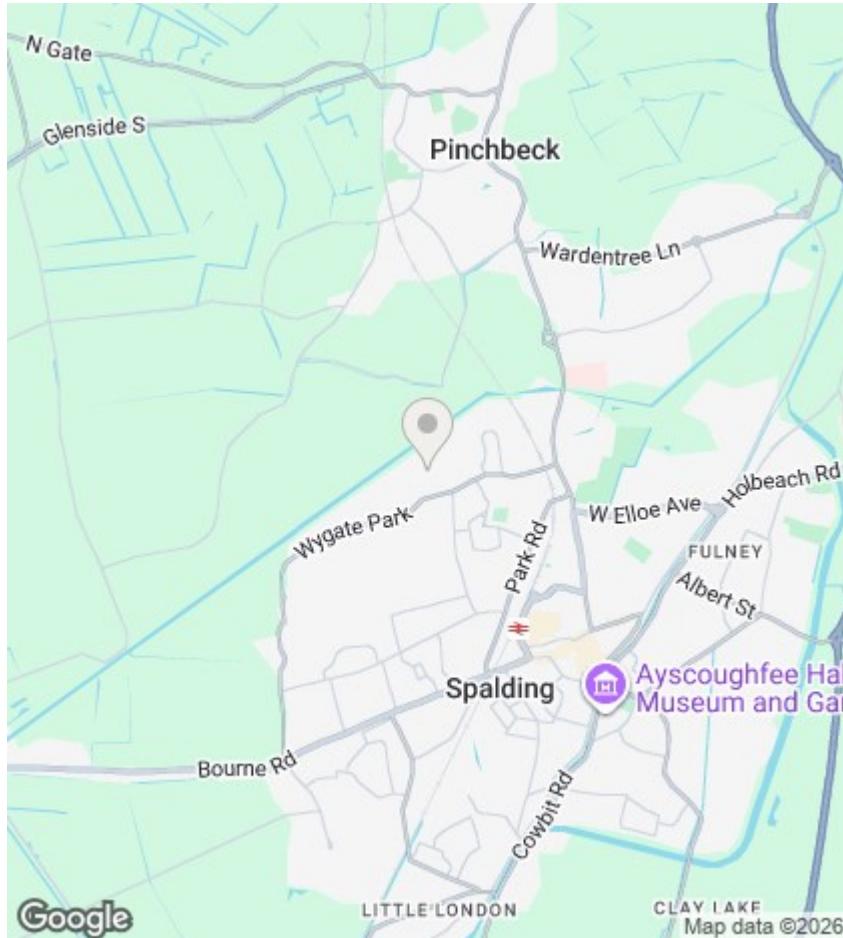
over, WC with push button flush, separate shower cubicle which is fully tiled with a built-in mixer shower, double shaver point, wall mounted heated towel rail, extractor fan and skimmed and coved ceiling with inset spotlights.

Outside

It's low maintenance being laid to patio path and gravel. To the side, is gravel off road parking for two cars, which leads to the single garage. There's side gated access down the side with a ramp style path leading to the side door going into the utility room. The side of the property has an outside tap and outside light. The rear garden is enclosed by panel fencing, predominantly laid to decorative chipping, has a patio seating area and a variety of shrubs.

Single Garage

Metal up and over door and a wall mounted gas boiler.



Directions

Viewings

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

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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. 98.5 sq. metres (1059.9 sq. feet)



Total area: approx. 98.5 sq. metres (1059.9 sq. feet)