



BRADLEY JAMES  
ESTATE AGENTS



## 27 Cley Hall Drive, Spalding, Lincolnshire, PE11 2EB

Asking price £500,000

- SSTC BY BRADLEY JAMES ESTATE AGENTS
- FIVE BEDROOMS AND EN-SUITE TO BEDROOM ONE
- SOUGHT AFTER ROAD
- OVERSIZED GARAGE WITH REMOTE CONTROLLED GARAGE DOOR
- OUTDOOR GAMES ROOM
- BUILT BY THE DIRECTOR OF ALISON HOMES
- THREE RECEPTION ROOMS
- UNDERFLOOR HEATING IN THE KITCHEN
- WATER SOFTENER
- WALKING DISTANCE TO LOCAL PRIMARY SCHOOL AND THREE SECONDARY SCHOOLS

# 27 Cley Hall Drive, Spalding PE11 2EB

\*PLEASE SEE THE ATTACHED VIDEO FOR THIS BEAUTIFUL PROPERTY\*

Bradley James are pleased to offer for sale this sought after property located on the prestigious Cley Hall Drive in Spalding. This remarkable detached house, built in 1988, offers a perfect blend of comfort and elegance.

With five spacious bedrooms and three inviting reception rooms, this property is ideal for families seeking a generous living space. The heart of the home is a beautifully refitted kitchen, complete with a cosy sofa area, perfect for enjoying a cup of tea while preparing meals. The kitchen also features a utility room, a water softener, a waste disposal unit, and an integrated wine cooler, catering to all your culinary needs.

The double aspect lounge is a true highlight, boasting a charming multi-fuel burner set within a recessed wall, enhanced by inset spotlights and patio doors that lead to the enchanting rear garden. A separate dining room and study provide additional versatility, while a cloakroom completes the downstairs layout.

Upstairs, the five bedrooms are complemented by a modern family bathroom and an en-suite shower room attached to the master bedroom, ensuring comfort and privacy for all.

Set on a beautifully established plot, the property includes two outbuildings: an old stable block and a games room, offering endless possibilities for leisure and storage. The ample off-road parking accommodates up to five vehicles and leads to a garage with a remote-controlled door.

Conveniently located within walking distance to local primary and three secondary schools, this home also boasts excellent road links to the A16 which connects you to Peterborough, Boston, Stamford, Lincoln and Norfolk. The vibrant town centre, with its array of amenities, restaurants, cafes, and the Springfields Garden Outlet Centre, is just a five-minute drive away.

This property truly presents an opportunity to turn your dream home into reality in a desirable location.



Council Tax Band: E



### Entrance Hall

Composite obscured double glazed front door into the entrance porch, which has floor to ceiling UPVC double glazed windows to the front and side, tiled floor and courtesy light going through to the wooden obscured single glazed door into the entrance hall. The entrance hall has stairs leading up to the first floor accommodation, engineered oak flooring, radiator, power points, telephone point and inset spotlights.

### Lounge

21'8 x 13'4

UPVC double glazed window to the front, double glazed sliding patio doors to the rear, radiator, power points, inset multi fuel burner, recessed wall with inset spotlights, wall lights and TV points.

### Dining Room

14'0 x 11'3

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

### Study

9'3 x 7'1

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

### Cloakroom

WC with push button flush, vanity wash hand basin with mixer tap over and storage cupboard beneath, fully tiled walls, tiled floor and radiator.

### Open Plan Kitchen/Family Room

20'3 x 14'0 x 8'5

UPVC double glazed window to the the rear and side, under floor heating, base and eye level units with work surface over, sink and drainer with mixer taps over with a food waste disposal, separate filter water tap, integrated half sized electric oven and grill, electric hob with extractor over, integrated beer and wine fridge, space and point for fridge freezer, space and plumbing for dishwasher, tiled splashback, tiled floor, radiator, power points, there is an area for a sofa, has a radiator, TV point, power points and inset spotlights.

### Utility Room

11'4 x 6'5

UPVC double glazed window to the rear, wooden obscured single glazed door to the side, base and eye level units with work surface over, sink and drainer with mixer taps over, separate filter water tap, wall mounted gas boiler, space and plumbing for washing machine, space and point for tumble dryer, water softener, tiled splashback and tiled floor.

### Landing

UPVC double glazed window to the front, radiator,

power points, skimmed and coved ceiling with inset spotlights, storage in the eaves and an airing cupboard with shelving.

### Bedroom 1

15'6 x 14'0 max

There is an inner hallway which leads to bedroom five, which can be used as a dressing room, children's nursery or the fifth bedroom. UPVC double glazed window to the rear, built-in wardrobes with shelving and hanging space, built-in chest of drawers, radiator, power points and TV points. (Measurements not into built wardrobes to the side).

### Bedroom 5

9'0 x 6'8

UPVC double glazed window to the rear, radiator, power point and loft hatch.

### Bedroom 1 En-suite

UPVC obscured double glazed window to side, WC with push button flush, separate shower cubicle which is fully tiled, Aqualisa built in mixer shower over, bidet, pedestal wash hand basin with mixer tap over, double shaver point, wall lights, fully tiled walls, tiled floor, ceiling heater and radiator.

### Bathroom

Four piece bathroom suite, UPVC obscured double glazed window to the front, panel bath with mixer taps over, separate shower cubicle which is fully tiled with a Aqualisa built in mixer shower, pedestal wash hand basin with mixer taps over, WC with push button flush, bidet, radiator, double shaver point, fully tiled floor, tiled walls, wall lights and radiator.

### Bedroom 2

14'2 x 12'0

UPVC double glazed window to the rear, radiator, power points and fitted bedroom furniture above the bed.

### Bedroom 3

11'3 x 11'0

UPVC double glazed window to rear, radiator, power points, skimmed and coved ceiling, TV point and a built-in single wardrobe.

### Bedroom 4

12'0 x 7'5

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

### Games Room

17'2 x 8'2

Wooden single glazed window to the front, wooden single glazed window to the side, double wooden doors to the side, power points and power and lighting connected.

### Old Stable Block

15'0 x 7'0

This is the first stable to the right, it has a wooden door to the front, a wooden obscured single glazed window to the front, separate fuse box, power points and an internal brick wall separating the other stable.

### Second Stable

15'4 x 13'7

Wooden door to the front, wooden obscured single glazed window to the front, please note there's no power or light connected in this stable.

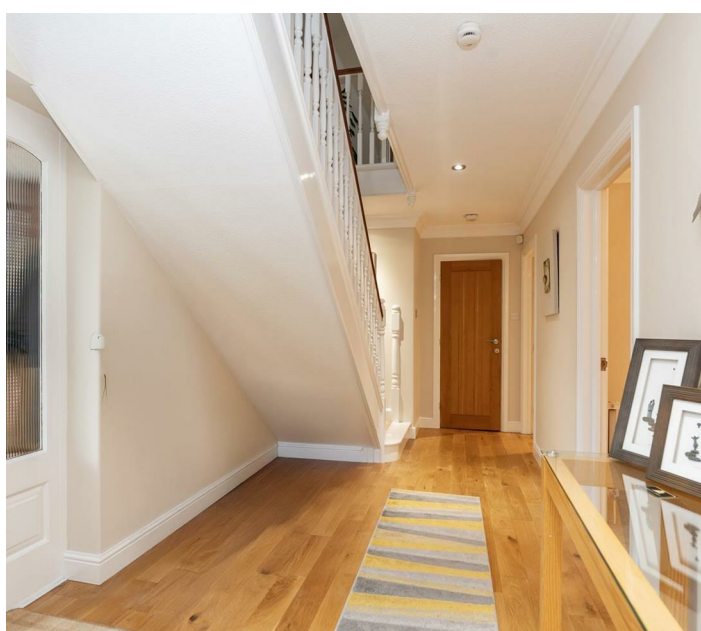
### Outside

To the outside, the front is enclosed by hedging and panel fencing, the rest is laid to decorative chipping. There's a block paved driveway which leads to the double garage which has an electric remote controlled door. There's outside courtesy lighting, storm porch to the front with side gated access going to the rear garden, EV charging point to the side and an enclosed area to the side for storage for logs. The rear garden is enclosed by panel fencing, it is predominantly laid to lawn, there are some well established trees to the rear, well established shrub and tree borders, outside lights shining into some of the shrubs and trees, outside tap and extended patio seating area.

### Double Garage

17'5 x 16'4 max

The garage is deeper in the left hand corner with an electric garage door, fuse box, power points and wooden door to the side.







## 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) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 70                      | 81        |
| (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 |           |

