

BRADLEY JAMES

ESTATE AGENTS



12 North Parade, Holbeach, Spalding, Lincolnshire, PE12 7AJ

Asking price £245,000

- DECEPTIVELY SPACIOUS BUNGALOW
- LOUNGE WITH VAULTED CEILING
- KITCHEN DINER
- A MUST SEE
- CLOSE TO THE NEW ALDI
- TWO GARDENS WITH OUTSIDE STUDY AND WORKSHOP
- UTILITY ROOM
- INSIDE STUDY OR CRAFT ROOM
- WALKING DISTANCE TO LOCAL SHOPS, BUS STOP AND DOCTORS
- GREAT ROAD LINKS TO THE A17

12 North Parade, Spalding PE12 7AJ

Bradley James offers for sale this deceptively spacious bungalow with two gardens.

Nestled on North Parade in Holbeach, this deceptively spacious detached bungalow is a true gem that offers an abundance of living space both inside and out. With three well-proportioned bedrooms, a modern shower room, a contemporary kitchen diner, and utility room this property is perfect for families or those seeking a comfortable retreat. The lounge, featuring a striking vaulted ceiling, provides a delightful view over the rear garden, creating a serene atmosphere for relaxation.

One of the standout features of this bungalow is its unique layout. Off the lounge, you will find a charming garden that leads through a bespoke gate to a second garden area. This outdoor space is not only beautifully maintained but also includes a workshop and a detached study, both equipped with power and light, making it ideal for hobbies or remote work.

The property also boasts a separate study or craft room, further enhancing the living space and providing versatility for various needs. Despite its quaint frontage, this bungalow is truly like a Tardis, offering ample room for both indoor and outdoor activities.

Conveniently located within walking distance to the town centre, residents will enjoy easy access to the new Aldi supermarket, Tesco, a variety of restaurants, takeaways, and three local pubs. Families will appreciate the proximity to both primary and secondary schools. Holbeach also has it's own doctors surgery. Additionally, the property benefits from excellent road links to the A17, connecting you to Norfolk, Lincoln, Boston, and Spalding. For those commuting, Peterborough is just a 30-40 minute drive away, providing great rail and road connections to London.

This bungalow is a rare find, combining spacious living with a prime location, making it an ideal choice for your next home.



Council Tax Band: A



Entrance Hall

UPVC double glazed front door into the entrance hall which has a radiator, power points and loft hatch.

Lounge

15'0 x 13'6

UPVC double glazed windows to both sides, UPVC double glazed windows to the rear, UPVC double glazed door to the rear, radiator, power points, vaulted ceiling, TV point and door leading through to the kitchen diner.

Kitchen Diner

12'5 x 12'5

UPVC double glazed window to the side, double glazed skylight in the ceiling, UPVC double glazed window to the rear going onto the lounge, base and eye level units with work surface over, sink and drainer with mixer taps over, integrated electric oven and grill with an induction hob and extractor over, space and point for fridge freezer, integrated dishwasher, wall mounted Worcester Bosch boiler housed in a kitchen cupboard, tiled splashback, power points, radiator and skimmed ceiling with inset spotlights.

Utility Room

9'4 x 6'1

UPVC double glazed door to the rear, window to the rear, window to the side, base and eye level units with work surface over, Belfast sink with mixer taps over, space and plumbing washing machine, space and point for fridge freezer, space and point for small chest freezer and power points.

Shower Room

Double glazed skylight in the ceiling, separate shower cubicle with electric shower, WC with push button flush, vanity wash hand basin with mixer taps over and storage drawer beneath, tiled splashback, radiator, skimmed and coved ceiling and extractor fan.

Bedroom 1

14'0 x 11'0

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

Bedroom 2

11'0 x 10'0

UPVC double glazed window to the front, radiator, power points, TV point and fuse box.

Bedroom 3

10'6 x 10'1

UPVC double glazed window to the side, built-in wardrobes with shelving and hanging space, radiator and power points. (Measurements into the built-in wardrobes)

Study/Craft Room

11'0 x 6'1

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

Outside

There's a bespoke iron fence and brick wall with shrubs to the other side, the rest is all laid to gravel to create off-road parking for approximately four cars. There's an outside light and power point with side gated access. The rear garden is enclosed by panel fencing and is predominantly laid to lawn. There are well established shrub trees, flower borders and an extended patio seating area coming off of the utility room and the lounge. There is also a sunken pond and a patio path leading to the secret garden. The secret garden has three sheds, two of them have power and the first shed is a workshop.

Workshop

9'7 x 9'1

Has a door to the side, window to the rear and power and lighting connected.

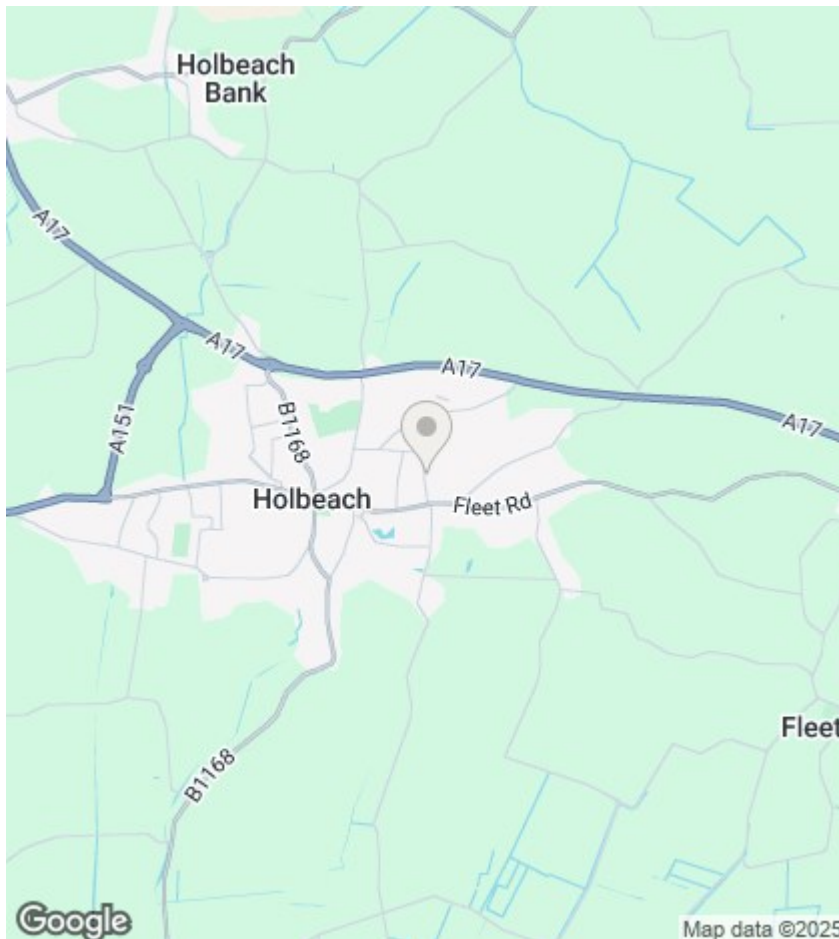
Shed/Outside Office

10'0 x 9'8

Two windows to the front, door to the side, power and lighting connected, multiple power points, lighting, internet access and separate fuse box. There's a greenhouse with water tank and the rest is laid to soil and patio.







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	84
(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	

