



BRADLEY JAMES

ESTATE AGENTS



32 Park Road, Holbeach, Spalding, Lincolnshire, PE12 7EE

Asking price £365,000

- NEWLY RENOVATED
- NEWLY EXTENDED EN-SUITE AND DRESSING ROOM
- STUDY AND UTILITY ROOM
- WALKING DISTANCE TO LOCAL AMENITIES
- NEW REMOTE CONTROLLED GATE TO THE FRONT AND CCTV
- TRIPLE GARAGE, WORKSHOP
- NEWLY INSTALLED LOG BURNER
- HI SPEC BATHROOM, EN-SUITE AND CLOAKROOM
- LARGER THAN AVERAGE PLOT
- OFF ROAD PARKING FOR CARAVAN OR MOTORHOME

32 Park Road, Spalding PE12 7EE

Bradley James are pleased to offer for sale this beautiful renovated detached bungalow, which is nestled on the charming Park Road in Holbeach. This exquisite detached bungalow has recently undergone a comprehensive renovation, transforming it into a modern haven of comfort and style. Boasting three well-proportioned bedrooms, including a luxurious en-suite and a dressing room, this property offers ample space for families or those seeking a serene retreat.

The heart of the home features a generous double aspect lounge, complete with a delightful log burner, perfect for cosy evenings. The high-end bathroom fixtures and fittings in all wet room areas reflect a commitment to quality and sophistication. The spacious kitchen is ideal for culinary enthusiasts, while a separate study provides a quiet space for work or relaxation. Additionally, a utility room enhances the practicality of this splendid home.

The exterior of the property is equally impressive, with beautifully landscaped front and rear gardens. A new remote-controlled gate leads to a triple garage workshop, providing abundant storage and workspace. The double garage is equipped with newly fitted electric remote doors, ensuring convenience at your fingertips. The side and rear gardens are larger than average, offering plenty of outdoor space for leisure and entertainment.

Situated in a central location, this bungalow is within walking distance to local shops, doctors, restaurants, primary and secondary schools, and pubs, making it an ideal choice for those who appreciate community living. This property is a rare find, combining modern luxury with practical living in a sought-after area. Don't miss the opportunity to make this stunning bungalow your new home.



Council Tax Band: C



Entrance Hall

Composite obscured double glazed front door into the entrance hall which has been renovated, panelled walls, radiator, power points, fuse box, loft hatch, and airing cupboard.

Lounge

16'1 x 12'0

Double aspect with a UPVC double glazed window to the front, UPVC double glazed three doors to the side, leading to the rear garden, multi fuel burner, two vertical wall mounted radiators, skimmed and coved ceiling, power points and TV point.

Kitchen Diner

13'3 x 10'4

UPVC double glazed window to the rear, base and eye level units with worksurface over, sink and drainer with mixer taps over, space and point for freestanding cooker with extractor over, space and point for fridge freezer, wall mounted boiler, tiled splashback, under sink water softener, radiator, power points, pantry cupboard and skimmed ceiling with inset spotlights.

Side Entrance

9'7 x 5'4

UPVC double glazed window to the side, UPVC double glazed door to the side, radiator, power point and a door leading to the utility room and the cloakroom.

Utility Room

UPVC double glazed window to the rear, space and plumbing for washing machine, space and point for tumble dryer, space and point for fridge freezer, power points and storage cupboards.

Cloakroom

UPVC obscured double glazed window to the rear, a vanity wash hand basin with mixer taps over, WC with push button flush with worksurface over and storage cupboards beneath, wall mounted heated towel rail and skimmed ceiling.

Study

9'1 x 6'0

Double aspect with double glazed windows to the front and side, radiator, power points and skimmed ceiling.

Bedroom 1

12'0 x 10'1

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

Bedroom 1 En-suite

10'0 x 7'3

UPVC obscured double glazed window to rear, double shower cubicle which is fully tiled with an electric shower over and a fixed showerhead and a separate showerhead on a sliding adjustable rail, WC with push button flush, vanity wash hand basin with mixer taps over and storage drawers beneath, tiled splashback, wall mounted heated towel rail, built in wardrobes with shelving and hanging space, extractor fan and skimmed ceiling with inset spotlights.

Bedroom 2

11'0 x 10'0

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

Bathroom

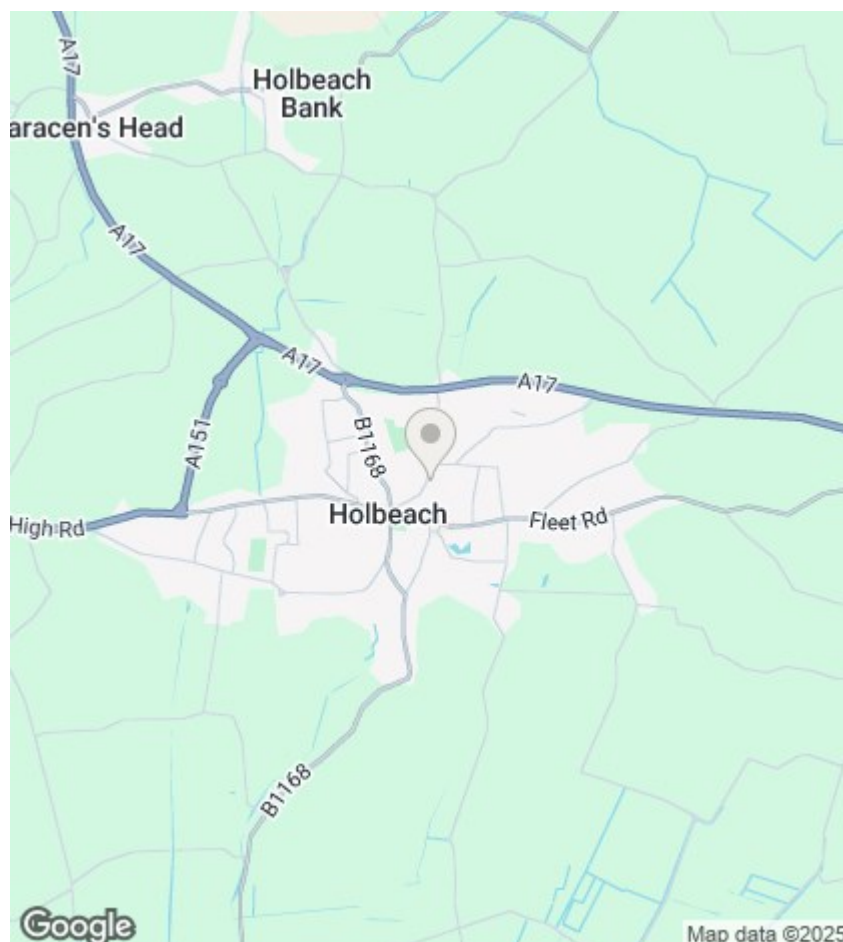
UPVC obscured double glazed window to the rear, panel bath with mixer taps over, Aqualisa electric shower over, shower screen, vanity wash hand basin with mixer taps over, WC with push button flush with worksurface over, wall mounted heated towel rail, extractor fan and skimmed ceiling.

Outside

The property has a low-level brick wall with modern fencing above, there's a newly installed remote controlled electric gate which leads to newly laid tarmac off-road parking. The rest is laid to gravel for further off-road parking for five cars or a caravan and motorhome, this also leads to a triple garage. The brick built double garage is 18'8 x 18'0 and has remote controlled electric garage doors, the current owner has opened up the double garage as there was an internal wall, this has a wooden side door going into the rear garden, power points and another door going into the newly erected wooden garage workshop 18'6 x 11'6. This has double wooden doors to the front, wooden single glazed window to the side looking into the double garage and a wooden single glazed window to the rear looking onto the garden, wooden door to the rear going onto the rear garden with power and lighting connected. The rear garden is enclosed by panel fencing and benefits from not being overlooked from the rear, it is predominantly laid to lawn with outside lights, outside tap, a raised fish pond with water feature and shed. The side garden is enclosed by panel fencing, is laid to lawn and has a patio and concrete seating area, there is also CCTV which will be staying to the front of the property.







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	66	75
(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. 152.3 sq. metres (1639.3 sq. feet)



Total area: approx. 152.3 sq. metres (1639.3 sq. feet)