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9 SPALDING COMMON, SPALDING, PE11 3AS

**OFFERS IN EXCESS OF £375,000
FREEHOLD**

Welcome to this charming detached bungalow located in the picturesque area of Spalding Common, Spalding. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms and two modern bathrooms, there is ample space for the whole family to enjoy.

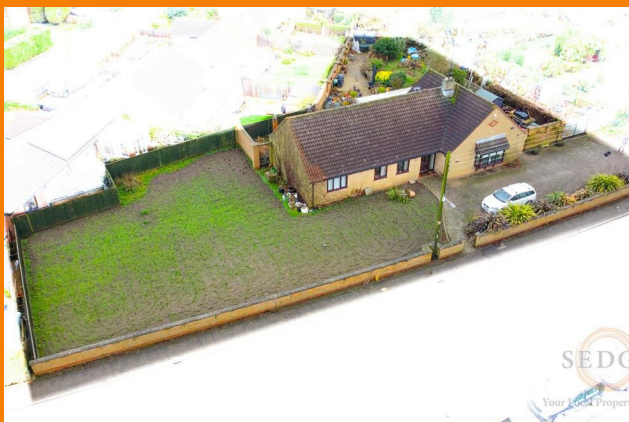
The bungalow offers a generous 2,157 sq ft of living space, providing plenty of room for all your needs. The brick-built fireplace adds a touch of character and warmth to the living space, creating a cosy atmosphere during the colder months.

One of the highlights of this property is the ensuite bathroom attached to the master bedroom, offering convenience and privacy. Additionally, the large plot of land surrounding the bungalow provides a great opportunity for gardening enthusiasts or those looking to enjoy outdoor activities.

Parking will never be an issue with space for two vehicles on the property, along with ample off-road parking for guests. Whether you're looking for a peaceful retreat or a family home with charm and character, this bungalow offers the perfect blend of comfort and style. Don't miss out on the opportunity to make this lovely property your new home.

9 SPALDING COMMON,

- LARGE DETACHED BUNGALOW • THREE BEDROOMS • ENSUITE TO MASTER • LARGE GARDEN • AMPLE OFF ROAD PARKING • CONSERVATORY TO REAR • SEPERATE UTILITY ROOM • UPVC DOUBLE GLAZING • COUNTRY STYLE KITCHEN • CALL TODAY



Lounge

The heart of the household, this stunning lounge has a feature fireplace with brick built surround, very well constructed and country style. With UPVC double glazed box window to front and a large square footage able to cope with large sofas and furniture.

Dining Room

Located just off the lounge and with a double door leading onto the rear conservatory, a perfect entertaining space.

Kitchen

Well appointed country style kitchen, with ample storage and integrated appliances.

Utility Room

Modern utility, adding additional space for storage with microwave oven and integrated appliances.

Conservatory

Large open plan conservatory, having UPVC double glazed windows all round.

Bathroom

Family bathroom, with large corner bath, toilet basin and sink. Fully tiled walls all round and cushioned vinyl flooring.

Laundry Room

Newly refurbished Laundry Room, with cabinets all round, space for washer and dryer and room for ironing.

Bedroom 1

Window to rear, fitted wardrobes, dressing table with storage surrounding, two double doors, door to:

WC/Ensuite Showerroom

Ensuite shower room, having walk in shower, toilet and sink basin.

Bedroom 2

Window to front, facility to install an ensuite if required with all relevant plumbing on tap.

Bedroom 3

Window to front, with fitted wardrobes, door to:

Hallway

Main entrance hallway, with ample coat and boot storage built in, plus an airing cupboard.

Outside

The outside space comes with a driveway, with ample parking for the family. Also a large front garden, newly laid to grass and a established rear garden mainly patio.

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SEDGE

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ADDITIONAL INFORMATION

Local Authority – South Holland

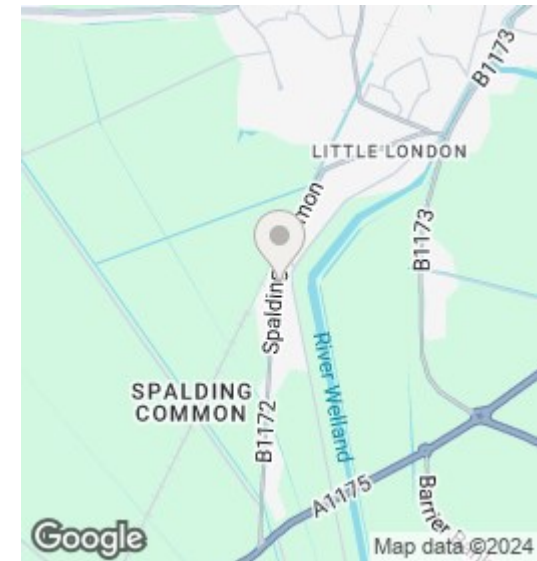
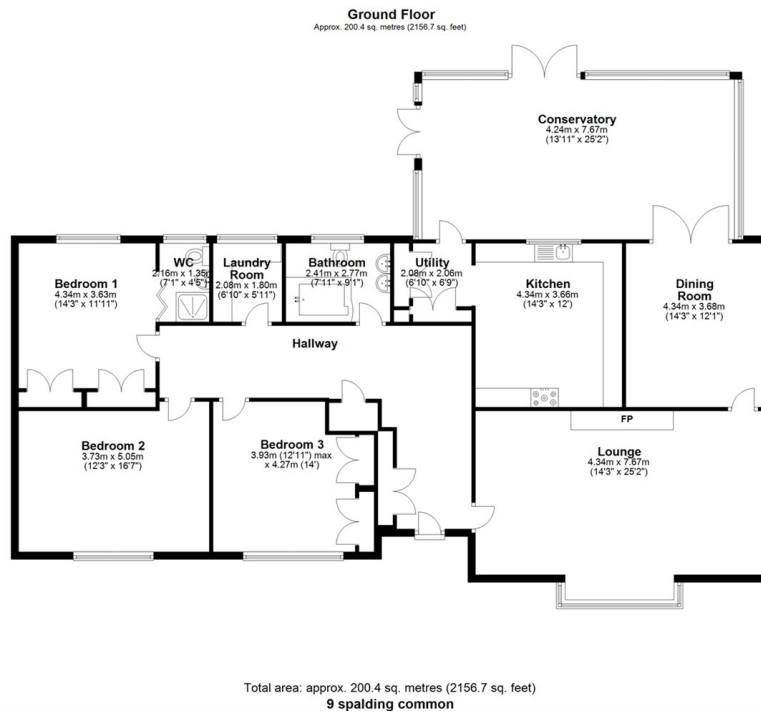
Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 2157.00 sq ft

Tenure – Freehold





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		
	70	81
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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