BRADLEY JAMES

ESTATE AGENTS









44 Clover Way, Spalding, Lincolnshire, PE11 3GD

Asking price £220,000

- No chain
- En-suite to bedroom one
- Two reception rooms
- Realistically priced
- Off road parking that leads to a single garage
- Three bedrooms
- Modern bathroom suite
- Property is in need of some improvements
- Popular residential location close by to amenities
- Walking distance to local shop, bus stop and primary school

Bradley James Estate Agents, Office 23 Welland Workspace, 10 Pinchbeck Road, Spalding, Lincolnshire, PE11 1QD
01775 233130

Nestled in the charming area of Clover Way, Spalding, this delightful detached house presents an excellent opportunity for those seeking a property to make their own. With no onward chain, you can move in and start transforming this property into your dream home without delay.

The house boasts two spacious reception rooms, providing ample space for relaxation and entertaining. There are three well-proportioned bedrooms, with the master bedroom featuring an en-suite shower room for added convenience. The property also includes a cloakroom and a bathroom suite, catering to the needs of a growing family or guests.

Outside, you will find off-road parking for one vehicle, along with a single garage, offering additional storage or potential for a workshop. The enclosed rear garden is perfect for enjoying the outdoors, whether for gardening or simply unwinding after a long day.

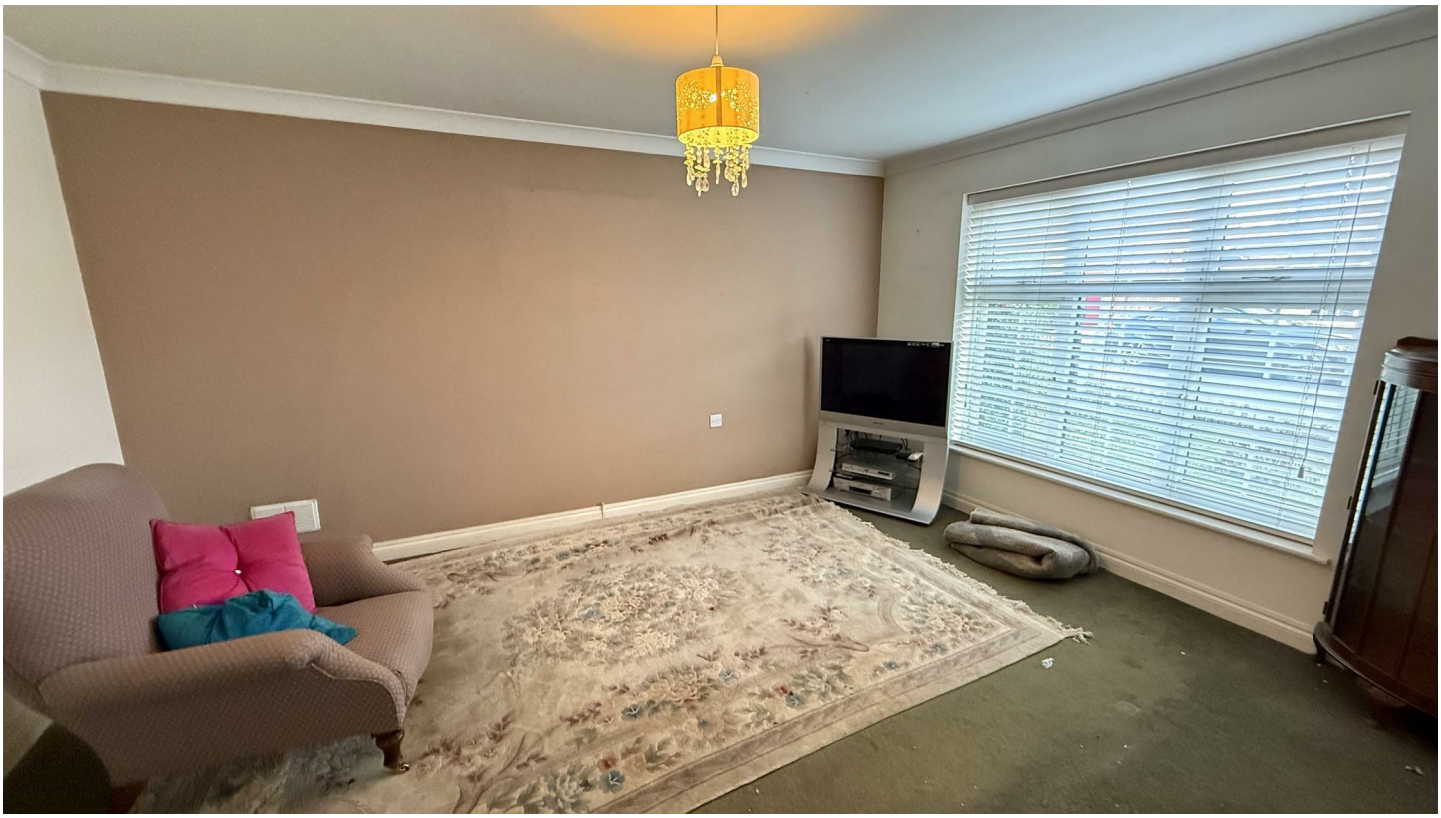
Location is key, and this property does not disappoint. It is within walking distance to Vernatts, ideal for leisurely strolls, as well as a Co-op for your everyday shopping needs. A nearby fish and chip shop is perfect for those evenings when you fancy a treat, and a bus stop is conveniently close for easy transport links.

For families, the primary school is just a three-minute drive away, ensuring a short commute for the little ones. The town centre, a mere stone's throw away, offers a variety of supermarkets, a train station, restaurants, and cafes, making it a vibrant hub for all your needs.

This property is a fantastic opportunity for those looking to invest in a home with great potential in a lovely community. With a little work, it could become a wonderful family residence in a popular location.

3 2 2 C

Council Tax Band: C







Entrance Hall
UPVC obscured double glazed front door into the entrance hall which has stairs leading off to the first floor accommodation, radiator, power points, telephone point and under stairs storage cupboard.

Lounge
14'3 x 11'8
UPVC double glazed window to the front, radiator, power points, TV point and telephone point.

Kitchen
10'4 x 8'6
UPVC double glazed windows to the rear, base and eye level units with work surface over, sink drainer with a mixer tap over, integrated electric oven and grill with a four burner gas hob and Neff extractor over, space and plumbing for dishwasher, space and point for fridge, wall mounted gas boiler, tiled floor, radiator, power points and skimmed and coved ceiling with inset spotlights.

Rear Entrance
UPVC obscured double glazed door to the rear, tiled floor, radiator, base and eye level units and a door to the garage and the cloakroom.

Playroom
UPVC obscured double glazed window to the rear, WC with push button flush, pedestal wash hand basin with mixer taps over, tiled floor and radiator.

Dining Room
10'4 x 9'2
UPVC double glazed window and door to the rear garden, radiator and power points.

Landing
Loft hatch and airing cupboard with shelving.

Family Bathroom
UPVC obscured double glazed window to the rear, panel bath with mixer taps over and a mixer tap shower over, pedestal wash hand basin with mixer tap over, WC with push button flush, double shaver points and wall mounted heated towel rail.

Bedroom 1
12'4 x 10'6
UPVC double glazed window to the front, radiator, power points, telephone point and a door to the ensuite.

Bedroom 2
10'5 x 8'8
UPVC double glazed window to the rear, radiator and power points.

Bedroom 3
8'1 x 7'8
UPVC double glazed window to the front, radiator, power point, TV point and telephone point.

Outside
To the front of the property is off-road parking which leads to the single garage. The garage has a metal up and over door, there's a door to the rear going into the rear entrance, has side gated access leading to the rear garden which is enclosed by panel fencing and is predominantly laid to lawn, has a shed, outside light and a block paved patio seating area.

Bedroom 1 Ensuite
UPVC obscured double glazed window to the side, WC with push button flush, pedestal wash hand basin with mixer tap over, shower cubicle with a built-in mixer shower, double shaver point, wall mounted heated towel rail, extractor fan and skimmed and ceiling with inset spotlights.











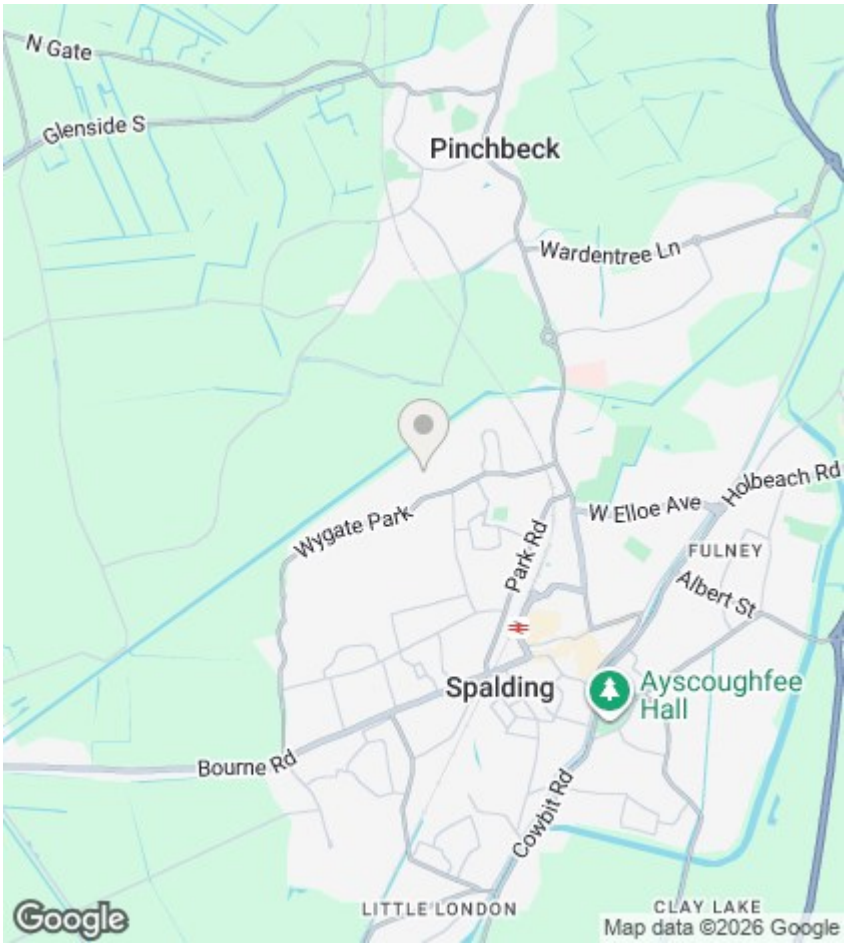










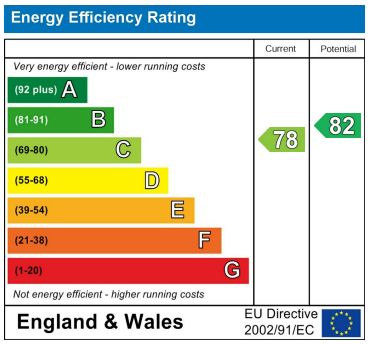


Viewings

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

EPC Rating:

C



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