



BRADLEY JAMES

ESTATE AGENTS



13 Saxon Close, Spalding, PE12 6AY

Asking price £215,000

- No chain
- Lounge, Dining Room and Conservatory
- Bathroom
- Freshly decorated and re carpeted in most rooms
- Walking distance to local Tesco Express
- Three reception rooms
- Kitchen
- Two double bedrooms
- No through road
- Newly laid turf in the rear garden

13 Saxon Close, Spalding PE12 6AY

Nestled at the end of a tranquil no-through road on Saxon Close in Spalding. This delightful NO CHAIN detached bungalow offers a perfect blend of comfort and convenience. Recently redecorated and recarpeted in most rooms, the property boasts spacious accommodation, enhanced by the conversion of the garage into a versatile second bedroom.

Upon entering, you are greeted by a welcoming entrance hall that leads to a generous lounge, a dining room, and a bright conservatory, providing ample space for relaxation and entertaining. The modern kitchen, equipped with a side door, offers easy access to the rear garden, making it ideal for outdoor dining and leisure. The bungalow features a contemporary bathroom that serves two well-proportioned double bedrooms, ensuring comfort for all residents.

Outside, the property benefits from off-road parking, with the potential for extension if desired. A side gate provides access to a newly laid lawn, perfect for enjoying the outdoors.

Conveniently located within walking distance to a local Tesco Express, which includes a post office and cash machine, this home is also just a short drive from the town centre, where a variety of shops, restaurants, and transport links, including train and bus stations, can be found. With excellent road links to Peterborough, Stamford, Norfolk, and Lincoln via the A16, this bungalow is an ideal choice for those seeking a peaceful yet accessible lifestyle.

This property is offered with no onward chain, making it an excellent opportunity for both first-time buyers and those looking to downsize. Don't miss the chance to make this charming bungalow your new home.

The solar panels are leased through a shade greener with 12 years remaining on the lease. You receive free electric between 10am and 4pm.



Council Tax Band: B



Entrance Hall

UPVC obscured double glazed front door into the entrance hall, radiator, power point, loft hatch and airing cupboard with shelving and radiator.

Lounge

13'4 x 13'0

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

Kitchen

13'1 x 8'7

UPVC double glazed window to the rear, UPVC obscured double glazed door to the side, base and eye level units with worksurface over, integrated Bosch electric oven and grill with an electric hob, sink and drainer with mixer taps over, space and plumbing for dishwasher, space and plumbing for washing machine, space and point for fridge freezer, tiled splashback, radiator, power points and breakfast bar.

Bedroom 1

11'6 x 10'1

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

Dining Room

12'1 x 9'8

Double glazed sliding patio doors onto the conservatory, radiator, power point and TV point.

Conservatory

9'0 x 8'0

Brick and UPVC construction with a UPVC double glazed door going onto the rear garden, fuse box and power points.

Bedroom 2

16'4 x 8'1

UPVC double glazed window to the front, UPVC obscured double glazed door to the rear garden, radiator, power points and skimmed ceiling with inset spotlights.

Bathroom

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

Outside

There's a low maintenance front garden which can be extended to create lots of off-road parking if needed, the driveway fits two to three cars with side gated access leading to the rear garden. The rear garden is enclosed by panel fencing, the turf has just been laid, there's an extended patio seating area and solar panels on the roof. The solar panels are leased through a company called "A Shade Greener".







Viewings

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

EPC Rating:

A

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		95	97
(81-91) B			
(69-80) C			
(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	

Ground Floor

Approx. 79.3 sq. metres (854.0 sq. feet)



Total area: approx. 79.3 sq. metres (854.0 sq. feet)