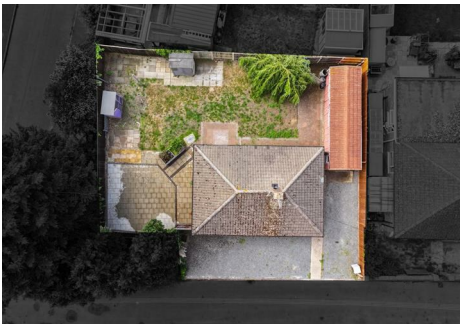




BRADLEY JAMES

ESTATE AGENTS



27 Osier Road, Spalding, Lincolnshire, PE11 1UU

Asking price £195,000

- No chain
- Four piece bathroom suite
- Larger than average plot
- 27ft garage with power
- Was a non standard construction bungalow but has been bricked around to make it standard construction now, we have a certificate to prove this
- Two double bedrooms
- Lounge with French doors leading to your rear garden
- Off road parking for five-six cars
- Side and rear garden
- All internal walls have been rearranged to create a better layout

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

Nestled on Osier Road in the charming town of Spalding, this delightful bungalow presents an excellent opportunity for those seeking a comfortable and spacious home. With no chain involved, you can move in without delay and start enjoying all that this property has to offer.

Upon entering, you will find a well-designed kitchen that seamlessly flows into a double aspect dining room, perfect for entertaining family and friends. The inner hallway leads to a four-piece bathroom suite, ensuring convenience for all residents. This home boasts two generously sized double bedrooms, providing ample space for relaxation. The inviting lounge features French doors that open up to a generous side and rear garden, creating a lovely indoor-outdoor living experience.

The property benefits from off-road parking for up to five cars, making it ideal for families or those with multiple vehicles. Additionally, an oversized garage measuring 27 feet in length is equipped with power and light, offering plenty of storage or workshop space. The side gated access leads to a larger-than-average side and rear garden, perfect for outdoor activities or simply enjoying the fresh air.

Conveniently located within walking distance to a local shop and The Moorings pub, which boasts a lovely seating area overlooking the river, this home is also just a 15-minute walk or a 4-minute drive to the town centre. Here, you will find a variety of shops, restaurants, supermarkets, and a train station, providing excellent transport links.

For those who enjoy shopping, the Springfields shopping outlet is only five minutes away, and the property is well-connected to the A16, offering easy access to Peterborough, Lincoln, and Norfolk. Spalding itself is a town rich in history, surrounded by beautiful countryside and picturesque riverside walks, making it a wonderful place to call home.



Council Tax Band: A



Kitchen

10'2 x 9'4

UPVC obscured double glazed door to the side, UPVC double glazed window to the rear, base and eye level units with work surface over, sink and drainer with mixer taps over, integrated electric oven and grill with a separate half sized oven and grill above, electric hob, freestanding dishwasher included in the sale, space and plumbing for washing machine, space and point for fridge freezer, tiled splashback, power points, radiator, inset spotlights, storage cupboard and an archway leading through to the dining room.

and over door to the front and a UPVC obscured double glazed door to both sides of the garage.

Dining Room

10'0 x 7'0

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

Hallway

Loft hatch, radiator and storage cupboard.

Lounge

13'1 x 10'2

UPVC double glazed French doors to the rear garden, radiator, power points, telephone point, TV point and electric fireplace.

Bedroom 1

13'1 x 10'1

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

Bedroom 2

11'1 x 8'7

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

Bathroom

Four piece bathroom suite, UPVC obscured double glazed window to the rear, panel bath with mixer taps, WC, vanity wash hand basin with mixer taps and storage cupboard beneath, wall mounted heated towel rail, wet room shower with built-in mixer shower and fully tiled walls.

Outside

The property sits on a fantastic plot with gravel off-road parking to the front for 4-5 cars, this then leads to the oversized single garage. There is side gated access to the wider than average corner plot rear garden, it's enclosed by panel fencing, predominantly laid to lawn, shed, outside tap, outside light, block paved patio seating area and outside power points.

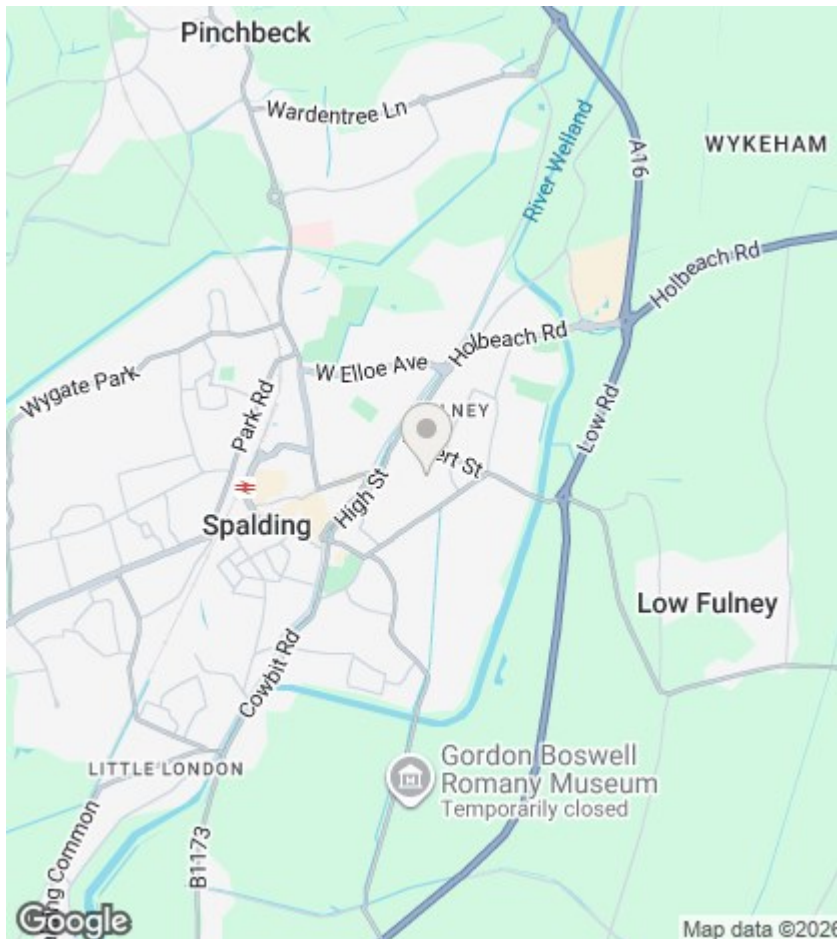
Oversized Single Garage

27'3 x 7'8

Power and lighting connected, separate fuse box, up







Viewings

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

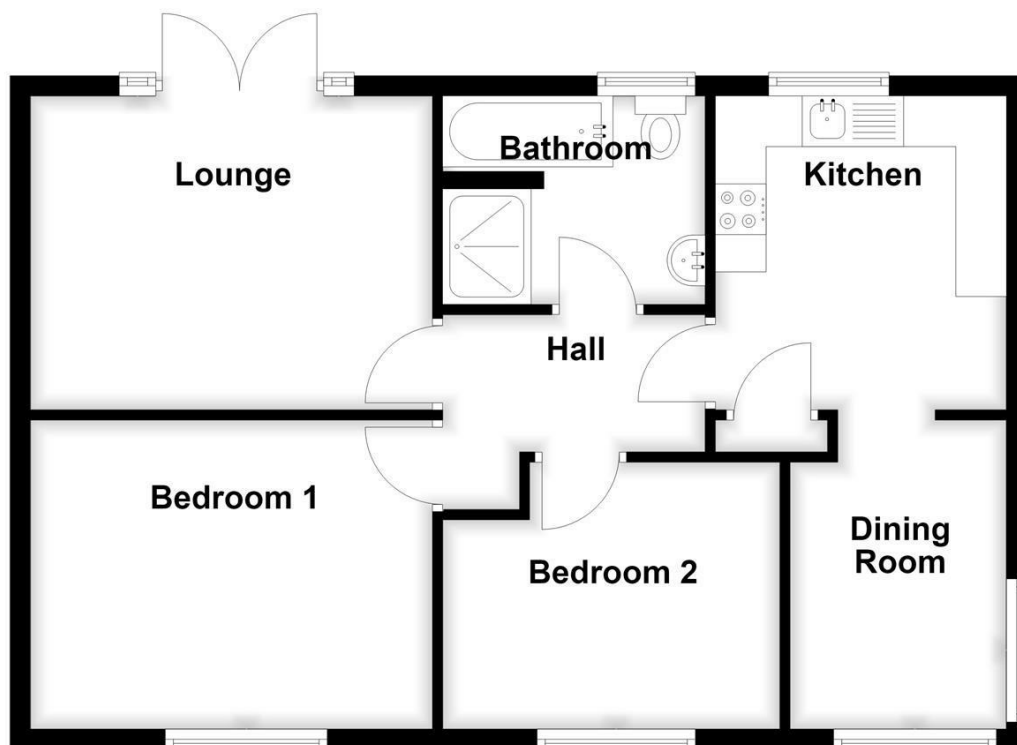
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	63	
(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. 60.1 sq. metres (647.2 sq. feet)



Total area: approx. 60.1 sq. metres (647.2 sq. feet)