



BRADLEY JAMES

ESTATE AGENTS



5 Kensington Drive, Spalding, Lincolnshire, PE11 2UU

Asking price £189,950

- No onward chain
- Two reception rooms
- Extended garden room
- Single garage
- Walking distance to local amenities
- Three bedrooms
- Re-fitted shower room
- Extended off road parking
- Private rear garden
- Great access to the A16

This deceptively spacious bungalow is not just a property it is a home waiting to be filled with memories. With its convenient location and thoughtful design, it presents an excellent opportunity for those looking to settle in a welcoming community. Don't miss the chance to make this charming property your own.

Nestled on the charming Kensington Drive in Spalding, this delightful semi-detached bungalow, built in the 1960s, offers a perfect blend of modern living and homely comfort. With three spacious bedrooms, this property is ideal for families or those seeking a peaceful retreat.

As you enter, you are welcomed by a homely entrance hall featuring a convenient coat cupboard. The generous lounge provides a warm and inviting space for relaxation and entertainment. The layout flows seamlessly into an inner hall that leads to the three well-proportioned bedrooms, ensuring ample space for rest and privacy. The re-fitted shower room adds a touch of modernity, catering to all your daily needs.

The modern kitchen is a true highlight, designed for both functionality and style. It extends into a bright extended garden room, offering lovely views and direct access to the private and enclosed rear garden. This outdoor space is perfect for enjoying sunny days or hosting gatherings with friends and family.

Parking is a breeze with space for up to three vehicles, complemented by a single garage for additional storage. The side gated access leads you to the tranquil rear garden.

The location is particularly advantageous, being within walking distance to a local primary school, a convenience shop, a 24-hour petrol station, a fish and chip shop, and a gym. Furthermore, excellent road links via the A16 connect you to Stamford, Peterborough, Norfolk, and Lincoln, making this home not only a wonderful place to live but also a practical choice for commuting.



Council Tax Band: B



Entrance Hall

UPVC obscured double glazed front door and windows into the entrance hall. Door to the storage cupboard and boiler room where there is a Viessmann wall mounted gas boiler and power points.

Lounge

18'6 x 11'5

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

Inner Hallway

Loft hatch providing access to boarded loft.

Kitchen

9'7 x 8'7

UPVC double glazed window to the side and wooden single glazed window and door to the rear leading onto the garden room. Base and eyelevel units with worksurface over, sink and drainer with mixer taps over, integrated half sized electric oven and grill with a five burner gas hob and extractor over, space and point for fridge freezer, tile splashback, tiled floor, radiator, power points.

Garden Room

16'7 x 7'8

UPVC double glazed windows to the rear and side and UPVC double glazed patio door onto the rear garden, radiator, power points, inset spotlights, space and plumbing for washing machine, space and plumbing for dishwasher.

Bedroom One

13'0 x 10'6

UPVC double glazed window to the rear, radiator, power points.

Bedroom Two

10'0 x 9'8

Wooden single glazed window onto the garden room, radiator, power points.

Bedroom Three

9'0 x 8'7

UPVC double glazed windows to side, radiator and power points.

Shower Room

UPVC obscured double glazed window to the side, WC with push button flush, vanity wash hand basin with mixer taps over and storage cupboards beneath, separate shower cubicle which is fully tiled with a

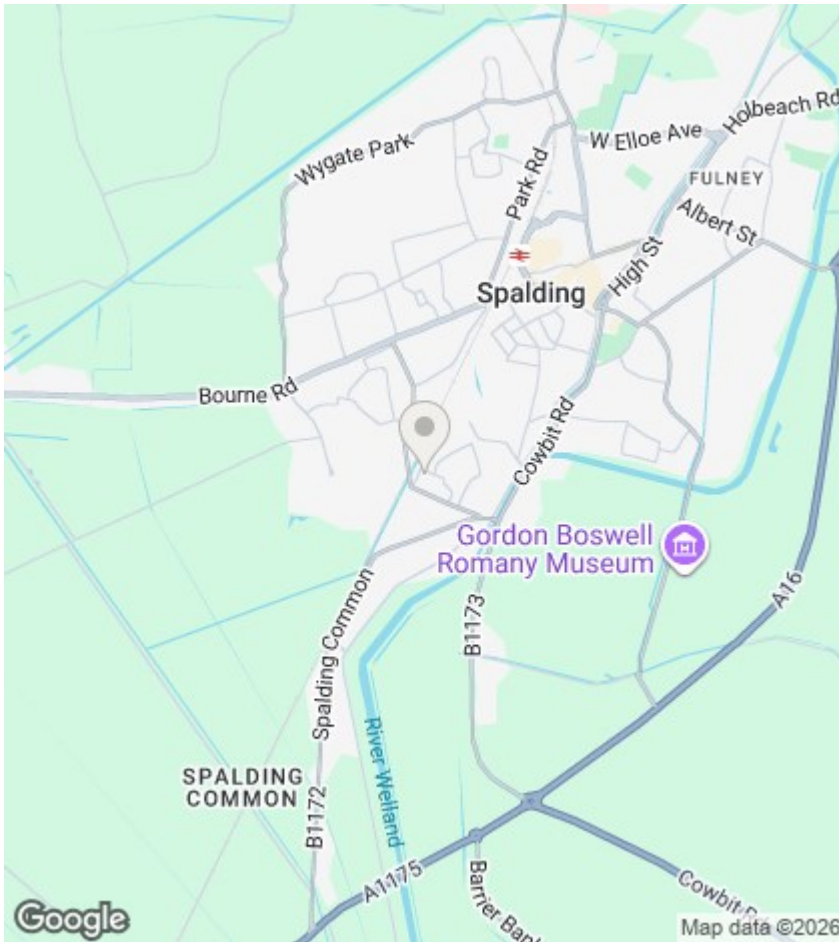
built-in mixer shower with a fixed rain style showerhead and a separate showerhead on a sliding adjustable rail, wall mounted heater towel rail, wall mounted mirror with LED lights, inset spotlights, extractor fan and fully tiled walls and floor.

Outside

Outside the property has gravel off-road parking and block paved off-road parking which leads to the single garage with metal up and over door, the side gated access leading to the low maintenance rear garden which is enclosed by panel fencing, raised flowerbeds, extended block paved patio seating area, a small grass area, outside power points and an outdoor tap.







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			86
(81-91) B			
(69-80) C			
(55-68) D	65		
(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. 96.1 sq. metres (1034.4 sq. feet)



Total area: approx. 96.1 sq. metres (1034.4 sq. feet)