

BRADLEY JAMES
ESTATE AGENTS



3 Holborn Road, Spalding, PE11 2SS

Asking price £185,000

- No chain
- Fitted wardrobes in two bedrooms
- Conservatory
- Off road parking
- Low maintenance rear garden
- Three bedrooms
- Open plan kitchen diner
- Popular location
- Walking distance to local shops

3 Holborn Road, Spalding PE11 2SS

Bradley James welcomes you to Holborn Road in the charming town of Spalding, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. With no onward chain, this extended property is ready for you to move in and make it your own.

Upon entering, you are welcomed by a entrance hall that leads to a generous lounge, ideal for relaxation and entertaining. The modern open-plan kitchen diner is a standout feature, providing a bright and airy space that flows seamlessly into the conservatory, perfect for enjoying the garden views throughout the year.

This bungalow boasts three well-proportioned bedrooms, two of which come with fitted wardrobes, ensuring ample storage for your belongings. The bathroom is conveniently located, catering to the needs of the household.

Outside, you will find off-road parking for up to three vehicles, a valuable asset in this area. The side gated access leads you to a private and enclosed rear garden, offering a tranquil retreat for outdoor activities or simply unwinding in the fresh air.

The location is particularly advantageous, being within walking distance to local shops, a gym, and a popular fish and chip shop. Additionally, the 24-hour garage nearby adds to the convenience of daily living. With excellent road links to the A16, you can easily connect to Peterborough, Norfolk, and Lincoln, making this property an ideal choice for those seeking both comfort and accessibility.

This semi-detached bungalow is a wonderful opportunity for families, couples, or anyone looking to enjoy a peaceful lifestyle in a well-connected area. Don't miss your chance to view this charming home.



Council Tax Band: B



Entrance Porch

UPVC obscured double glazed front door into the entrance porch with storage cupboards and work surface over.

Lounge

16'5 x 14'0 max

Double aspect with a UPVC double glazed window to the front and the side, radiator, power points and electric fireplace.

Hallway

Radiator, power points, loft hatch with loft ladder and the loft is boarded.

Shower Room

UPVC obscured double glazed window to the side, walk in the shower with wet room floor, electric shower, vanity wash hand basin with mixer taps over and storage cupboards beneath, WC and half height tiled walls.

Kitchen Diner

19'6 x 10'7

Off the dining room is a UPVC double glazed patio door going onto the conservatory, in the kitchen there's a UPVC double glazed window and door going onto the rear garden, base and eye level units with work surface over, sink and drainer with mixer taps over, instant hot water tap, four burner gas hob with extractor over, integrated electric oven and grill, space and plumbing for slimline dishwasher, space and plumbing for washing machine, space and point for microwave, tiled splashback, power points, tiled floor and radiator in the dining room. Off the kitchen is a utility cupboard with space and plumbing for washing machine and power points.

Conservatory

17'4 x 7'5

UPVC construction with UPVC double glazed French doors leading out onto the low maintenance rear garden, power points, UPVC double glazed patio door going onto the kitchen diner and a UPVC double glazed door going into bedroom two.

Bedroom 1

16'7 x 8'3

UPVC double glazed window to the front, radiator, power points, built-in triple wardrobe with shelving and hanging space.

Bedroom 2

14'3 x 10'1

UPVC double glazed window and fire door leading onto the conservatory, radiator, power points and quadruple built in wardrobe with shelving and hanging space.

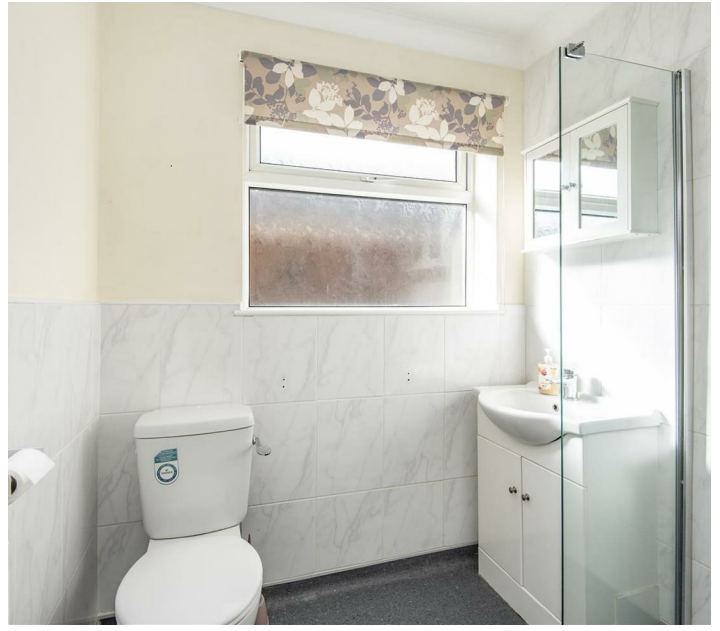
Bedroom 3

13'0 x 7'1

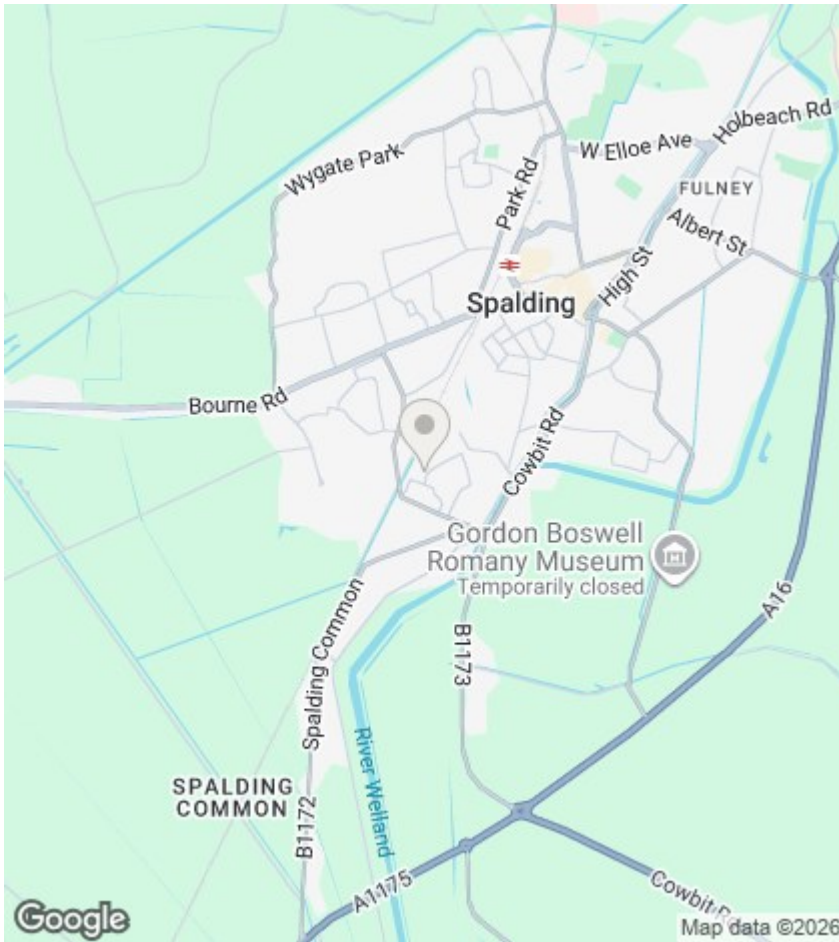
UPVC double glazed window to the front, radiator, power points and wall mounted Worcester Bosch boiler housed in a storage cupboard.

Outside

The front is all block paved driveway for three to four cars with side gated access leading to the low maintenance rear garden which is enclosed by panel fencing, extended block paved patio seating area, decking seating area, a shed with workbench, outside tap and outside light.







Viewings

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

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	76
(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. 97.7 sq. metres (1052.0 sq. feet)



Total area: approx. 97.7 sq. metres (1052.0 sq. feet)