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## 14 Claudette Avenue, Spalding PE11 1HU

### Guide Price £325,000 Freehold

- Popular Location of Town
- 3 Reception Rooms, Conservatory/Family Room
- Master Suite with Dressing Room and En-Suite
- 2 Further Double Bedrooms
- Gas Central Heating

Superbly presented detached 3 bedroom house in favoured residential location. Delightful established gardens, off-road parking for 2 cars. Reception hall, cloakroom, lounge, dining room, breakfast kitchen, utility room, sitting room and conservatory/family room to the ground floor; master suite with bedroom, dressing room and en-suite, 2 further bedrooms and bathroom to the first floor. Inspection highly recommended.

SPALDING 01775 766766 BOURNE 01778 420406



#### **ACCOMMODATION**

Recessed front entrance porch with obscure glazed UPVC front entrance door with similar side panel to:

#### **RECEPTION HALL**

13' 5" x 7' 8" (4.09m x 2.35m) overall Coved cornice, ceiling light, smoke alarm, solid oak flooring, large understairs store cupboard, radiator, door to:

#### **CLOAKROOM**

5' 8" x 3' 10" (1.74m x 1.18m) Two piece suite comprising low level WC with push button flush, hand basin with hot and cold taps and tiled splashback, obscure glazed UPVC window, coved and textured ceiling, ceiling light, radiator, solid oak flooring.



#### **LOUNGE**

17' 7" x 11' 11" (5.38m x 3.64m) Fitted carpet, coved and textured ceiling, ceiling light, UPVC bowed window to the front elevation, double radiator, part glazed door from the Reception Hall. Pair of multi pane glazed doors opening into:

#### **SEPARATE DINING ROOM**

10' 1" x 10' 4" (3.08m x 3.17m) Fitted carpet, double radiator, coved and textured ceiling, ceiling light, pair of UPVC glazed French doors opening into:

#### **'P' SHAPED CONSERVATORY/FAMILY ROOM**

11' 8" x 9' 2" (3.58m x 2.81m) plus 12'9" x 6'10" (3.90m x 2.10m), brick and UPVC construction with pitched polycarbonate roof, pendant light fitment, wall light, attractive wooden flooring, window blinds, glazed UPVC access door from the Kitchen.

Also from the Reception Hall a part glazed door opens into:

#### **FITTED BREAKFAST KITCHEN**

10' 0" x 13' 4" (3.07m x 4.07m) Solid Beech worktops with inset one and a quarter bowl ceramic sink unit with mono block mixer tap, comprehensive range of fitted base cupboards and drawers, integrated dishwasher, Neff electric oven, 4 burner gas hob and multi speed cooker hood, integrated fridge freezer, intermediate wall tiling, matching eye level wall cupboards, recessed ceiling lights, 3 way adjustable ceiling spotlight, double radiator, coved and textured ceiling, solid oak flooring, UPVC window overlooking the Conservatory/Family Room, part glazed door to:

#### **UTILITY ROOM**

8' 9" x 6' 11" (2.68m x 2.11m) Solid Beech worktop and fitted base cupboards, Terracotta floor tiles, tiled splashbacks, double radiator, plumbing and space for washing machine, space for tumble dryer, 4 way adjustable ceiling spotlight, UPVC window to the rear elevation, part glazed UPVC external entrance door, part glazed door leading into:

#### **SITTING ROOM**

19' 0" x 8' 9" (5.81m x 2.69m) UPVC window to the front elevation, recessed ceiling lights, double radiator, access to loft space, useful 4 door shelved storage cabinet, cupboard housing the gas central heating boiler, integrated refrigerator.

From the Reception Hall the carpeted return staircase leads via a Half Landing to:

#### **FIRST FLOOR LANDING**

Access to loft space, coved and textured ceiling, 2 ceiling lights, radiator, built-in Airing Cupboard housing the hot water cylinder, doors arranged off to:





## MASTER SUITE

### DRESSING ROOM

6' 8" x 4' 7" (2.04m x 1.40m) Coved and textured ceiling, ceiling light.

### EN-SUITE SHOWER ROOM

6' 11" x 6' 7" (2.13m x 2.01m) Corner shower cabinet, low level WC with push button flush, pedestal wash hand basin, half tiled walls, chevron effect vinyl floor covering, radiator, obscure glazed UPVC window with tiled sill, ceiling light, shaver point.



### MASTER BEDROOM

12' 8" x 11' 11" (3.87m x 3.65m) Fitted carpet, UPVC window to the front elevation, radiator, coved and textured ceiling, ceiling light.

### BEDROOM 2

12' 1" x 10' 2" (3.70m x 3.12m) Fitted carpet, coved and textured ceiling, ceiling light, radiator, UPVC window to the rear elevation.

### BEDROOM 3

11' 10" x 8' 2" (3.63m x 2.51m) Fitted carpet, radiator, UPVC window to the rear elevation, coved and textured ceiling, ceiling light.



### BATHROOM

6' 7" x 6' 7" (2.02m x 2.01m) Three piece suite comprising panelled bath with mixer tap, shower attachment, hand grips and tiled surround, pedestal wash hand basin, low level WC with push button flush, chevron effect vinyl floor covering, shaver point, radiator, extractor fan, obscure glazed UPVC window, coved and textured ceiling, ceiling light.

### EXTERIOR

Lawned front garden with established hedgerow offering a good degree of privacy with specimen trees and double width gravelled driveway, gated access leading round to:



### ESTABLISHED REAR GARDENS

Extremely private south/west facing with extensive lawn, established stocked borders with a multitudinous array of flowers, shrubs, plants and bushes, garden shed, patio area with pergola and removable bamboo roof shade.



### **DIRECTIONS**

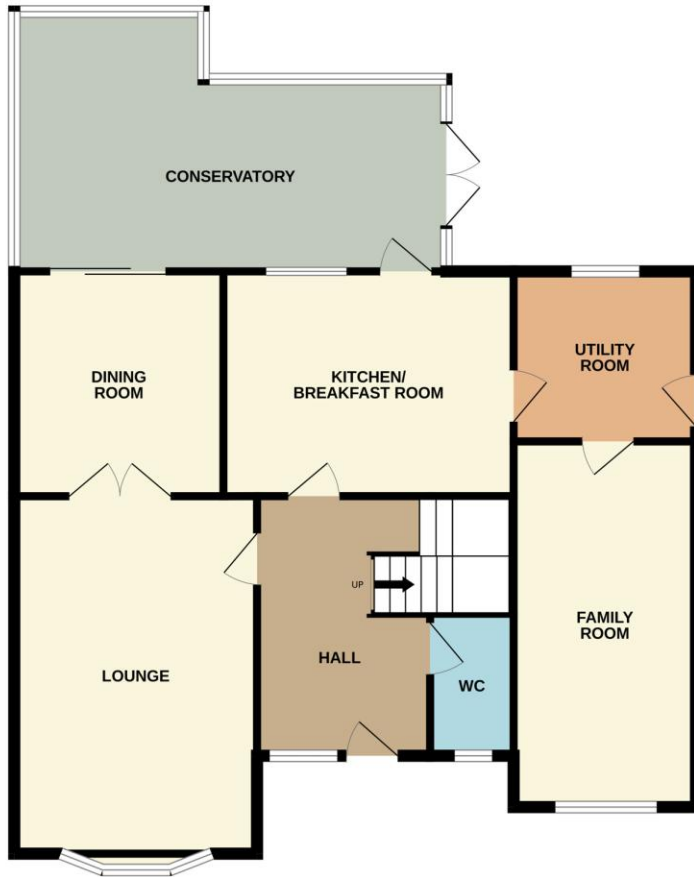
From the centre of Spalding proceed in a northerly direction along Pinchbeck Road, straight over 2 sets of traffic lights and at the third set turn left into Woolram Wygate. Proceed over the level crossing, continue into Wygate Park and take the second left hand turning into Claudette Avenue. Where upon the property is situated on the right hand side.

### **AMENITIES**

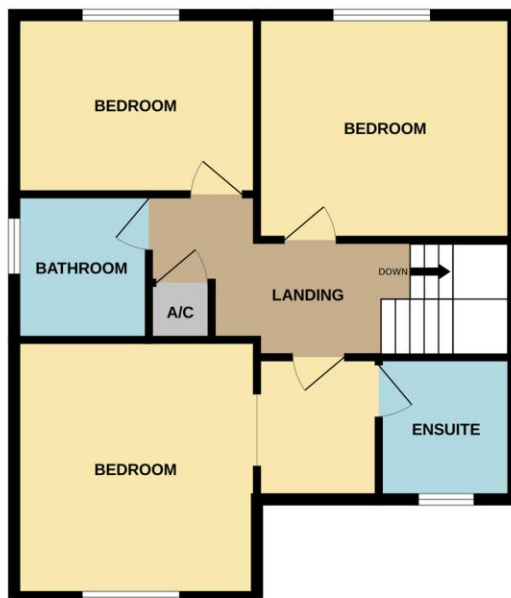
Local Co-Op and fish and chip shop within a few minutes walk. Local primary schools and the Vernatts waterway ideal for dog walking again a few minutes away. The town centre is easily accessible offering a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations. There is a regular 'in town' bus service and the cathedral city of Peterborough is 19 miles to the south offering a fast train link with London's Kings Cross minimum journey time 46 minutes.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**TENURE** Freehold

**SERVICES** Mains water, electricity and drainage.  
Gas central heating. Dual zone alarm system.

**COUNCIL TAX BAND** D

**LOCAL AUTHORITIES**

South Holland District Council 01775 761161  
Anglian Water Services Ltd. 0800 919155  
Lincolnshire County Council 01522 552222

**PARTICULARS CONTENT**

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**Ref: S12041**

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		