



BRADLEY JAMES

ESTATE AGENTS



22 Tansy Way, Spalding, Lincolnshire, PE11 3YU

Asking price £375,000

- NO CHAIN
- OPEN PLAN INTEGRATED KITCHEN DINER
- FOUR PIECE BATHROOM SUITE
- LANDSCAPED REAR GARDEN WITH WORKSHOP THAT HAS POWER CONNECTED
- WALKING DISTANCE TO BUS STOP AND LOCAL CO OP SHOP
- KARNDEN FLOORING AND ELECTRIC BLINDS
- FITTED BEDROOM FURNITURE AND EN-SUITE TO BED ONE
- THREE DOUBLE BEDROOMS
- OFF ROAD PARKING FOR FIVE CARS LEADING TO DOUBLE GARAGE
- POPULAR LOCATION

22 Tansy Way, Spalding PE11 3YU

Bradley James Estate Agents are pleased to offer for sale this NO CHAIN executive bungalow which is located in the charming area of Tansy Way, Spalding. This modern bungalow offers a delightful blend of comfort and convenience. With three double bedrooms, this property is perfect for families or those seeking a peaceful retreat. The two spacious reception rooms provide ample space for relaxation and entertaining, making it an ideal setting for gatherings with friends and family. The bright and airy bay fronted lounge is a great place to unwind in. The beautiful open plan integrated kitchen diner adds a touch of luxury and is a fantastic social space for family gatherings. It comes complete with French doors which lead out onto the landscaped rear garden.

The bungalow boasts two bathrooms one is the en-suite to bedroom one, and the main bathroom is a four piece suite, ensuring that morning routines are a breeze for everyone in the household. The contemporary design and layout of the property create a welcoming atmosphere, allowing for easy living and enjoyment of the space. The vendor upgraded some of the flooring to Karndean flooring and the lounge and kitchen diner have remote controlled electric blinds adding a touch of luxury.

One of the standout features of this home is the generous parking provision, accommodating up to five vehicles. This is particularly advantageous for those who enjoy hosting guests. The bungalow is located down a cul-de-sac and is a 1 minute walk from Vernatts where you can enjoy evening walks. Co Op shop is a 5-10 minute walk away too. The town centre can be reached by car in just over 5 minutes where lots of amenities can be found. Springfields garden outlet centre is a 5-10 minute drive also.

Overall, this modern bungalow on Tansy Way presents an excellent opportunity for anyone looking to settle in a tranquil yet accessible location. With its thoughtful design and ample space, it is sure to appeal to a wide range of buyers.



Council Tax Band: D



Entrance Hall

Composite obscured double glazed front door into the entrance hall which is generously proportioned and is an L shape. The entrance hall has a loft hatch, airing cupboard, radiator, power point, skimmed and coved ceiling and Karndean flooring.

Lounge

16'3 x 14'2

UPVC double glazed bay window to the front, radiator, TV point, telephone point, remote controlled electric fire, remote controlled electric blinds, wall lights and skimmed and coved ceiling.

Kitchen Diner

21'2 x 11'8

UPVC double glazed windows to the rear and UPVC double glazed French doors to the rear, shaker base and eye level units with work surface over, sink and drainer with mixer taps over, integrated Neff electric oven and grill with a half sized Neff electric oven and grill above, four burner gas hob with Neff extractor over, integrated Neff dishwasher, integrated Neff fridge and freezer, tiled splashback, tiled floor in the kitchen, power points, telephone point, radiator, TV point, remote controlled electric blinds, skimmed and coved ceiling with inset spotlights, karndean flooring.

Utility Room

7'6 x 5'7

Composite obscured double glazed door to the side, shaker base and eye level units with work surface over, sink and drainer with mixer tap over, space and plumbing for washing machine, space and point for tumble dryer, tiled floor, radiator, power point, extra extractor fan and skimmed and coved ceiling.

Bedroom 1

12'3 x 11'0

The dressing area has built-in wardrobes then an arch leading through to the bedroom. UPVC double glazed window to the side, modern fitted bedroom furniture including wardrobes, bedside tables and a dressing table, power points, radiator, skimmed and coved ceiling and a door leading to the en-suite.

Bedroom 1 En-suite

UPVC obscured double glazed window to the side, separate shower cubicle which has a built-in mixer shower, a high level WC, pedestal wash hand basin with mixer taps over, wall mounted heated towel rail, double shaver point, extractor fan and skimmed and coved ceiling with inset spotlights.

Bedroom 2

12'0 x 11'0

UPVC double glazed window to the rear, radiator, power points, TV point and skimmed and coved ceiling.

Bedroom 3

12'0 x 9'0

UPVC double glazed window to the rear, radiator, power points, telephone point, skimmed and coved ceiling and Karndean flooring.

Bathroom

Four piece bathroom suite which has a UPVC obscured double glazed window to the side, it has a high level WC, vanity wash hand basin with mixer taps over and storage cupboards with drawers beneath with work surface over and medicine cabinets. The bathroom also has double shaver points, panel bath with mixer taps over, separate shower cubicle with a fixed oversized showerhead and a separate showerhead which is handheld. There is inset glass shelving, wall mounted heated towel rail, extractor fan and skimmed and coved ceiling with inset spotlights.

Outside

The property is on a private drive which is tarmac and it leads to your generous off-road parking which is laid to gravel. There are double gates to the side of the bungalow which can open up to more private off-road parking if needed, the original off-road parking leads to your double garage. Side gated access to both sides of the bungalow, The rear garden is enclosed by panel fencing, there's rear gated access leading to a strip of land to the rear. The rest of the garden is half laid to lawn and has an extended Indian sandstone patio seating area spanning across the rear of the bungalow. There's raised flower beds and an outside tap.

Double Garage

17'6 x 17'1

There's one electric remote controlled garage door and the other is manual up and over. UPVC double glazed window to the side and UPVC obscured double glazed door to the rear, wall mounted gas boiler, power points, fuse box and loft hatch.

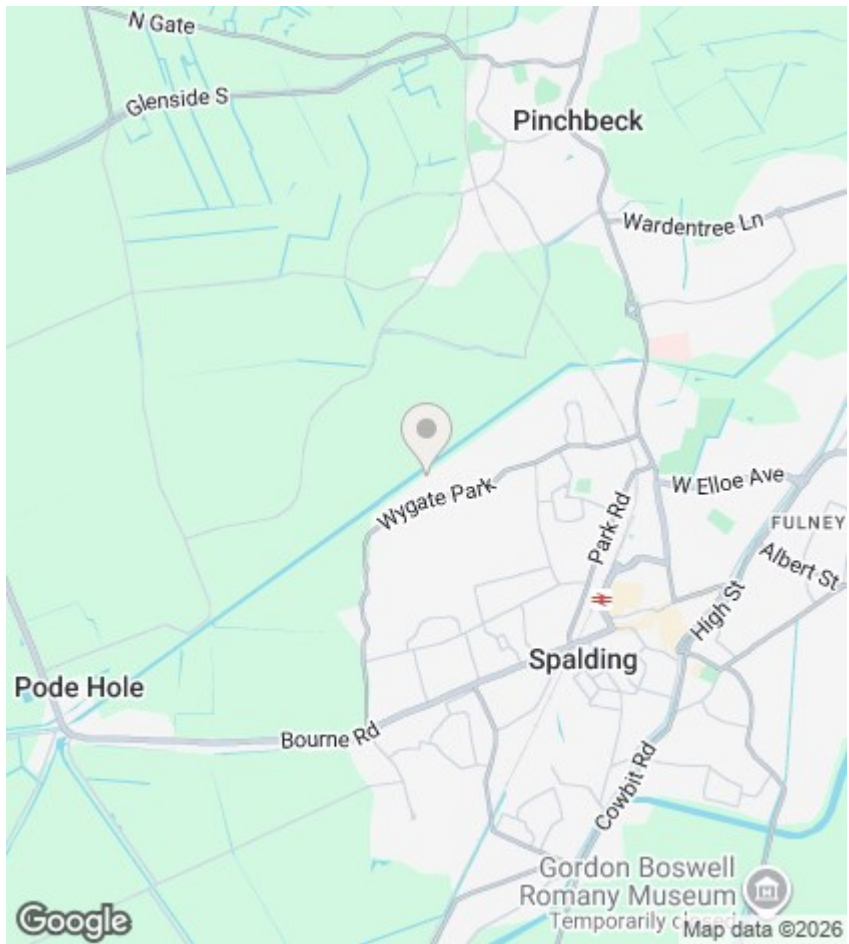
Workshop

12'3 x 9'8

Detached workshop with power and lighting connected. Two wooden windows to the side one wooden window to the rear, double wooden doors to the front, workbench, power points and lighting.







Directions

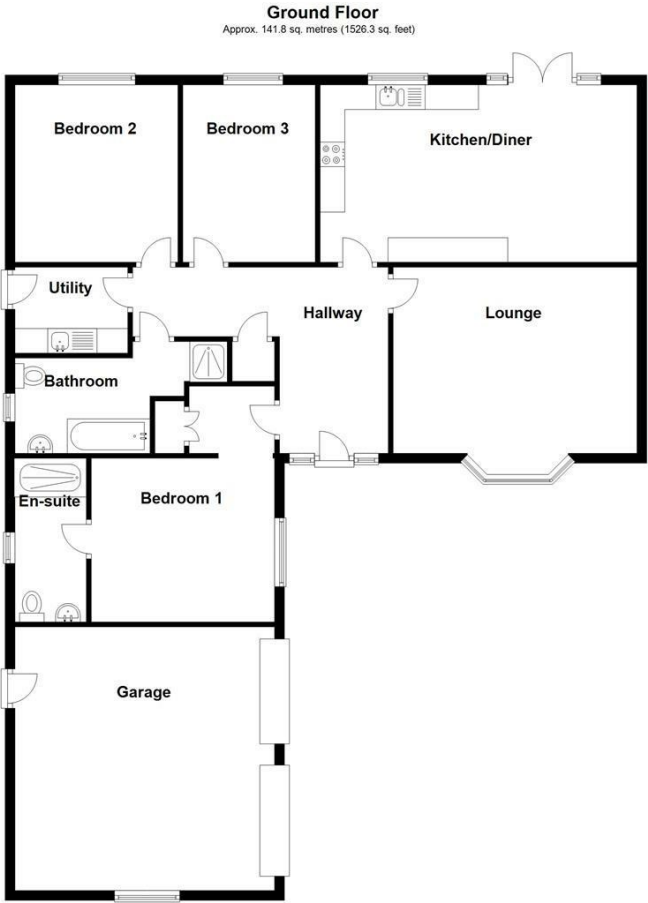
Viewings

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

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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



Total area: approx. 141.8 sq. metres (1526.3 sq. feet)