



BRADLEY JAMES

ESTATE AGENTS



3 Law Court, Spalding, Lincolnshire, PE11 3FG

Asking price £299,950

- No chain
- Three reception rooms
- Lounge
- Conservatory
- Cul-De-Sac
- Three bedrooms
- En-suite to bedroom one
- Dining room
- Private plot
- Walking distance to local co op shop and bus stop

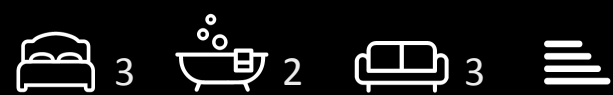
Nestled in the popular area of Law Court, Spalding, this detached bungalow, built in 1997, offers a perfect blend of comfort and convenience. with NO CHAIN, this property presents an excellent opportunity for those seeking a spacious home in a popular location.

Upon entering, you are welcomed by a generous entrance hall that leads to an open-plan lounge and dining room. The lounge features a charming box bay window, allowing natural light to flood the space, creating a warm and inviting atmosphere. The dining room seamlessly connects to an extended conservatory, providing an ideal setting for relaxation or entertaining guests. Adjacent to the dining area, the well-appointed kitchen offers practicality and ease for everyday living.

This bungalow boasts three well-proportioned bedrooms, with the master bedroom benefiting from an en-suite shower room, ensuring privacy and comfort. A further bathroom suite serves the additional bedrooms, making this home suitable for families or guests alike.

Externally, the property is set on a private plot with off-road parking that leads to a single garage, and there is potential to extend this parking area if desired. A side gate provides access to the tranquil rear garden, perfect for enjoying the outdoors in peace.

Conveniently located within walking distance to local amenities, including a co-op, fish and chip shop, and bus stop, this property is also just a five-minute drive from the town centre, where you will find supermarkets, a train station, and a variety of restaurants. With beautiful walks nearby, this bungalow is not just a home, but a lifestyle choice. Don't miss the chance to make this delightful property your own.



Council Tax Band: D



Entrance Hall

UPVC obscured double glazed front door into the entrance hall which has a loft hatch, telephone point and radiator.

Lounge

21'0 x 11'0

UPVC double glazed box bay window to the front, radiator, power points, TV point, gas fireplace and it flows through to the dining room. (Measurements are not into the bay window).

Dining Room

13'8 x 9'2

Double glazed sliding patio doors onto the conservatory and an internal door leading through to the kitchen, radiator and power points.

Conservatory

10'8 x 9'4

Brick and UPVC construction with UPVC double glazed French doors to the rear garden, electric heater, power points, wall light and an internal door leading back through to the kitchen.

Kitchen

12'1 x 11'7

UPVC double glazed window to the rear, door going onto the conservatory, an internal door going through to the dining room, another internal door going through to the entrance hall, base and eye level units with work surface over, sink drainer with mixer taps over, space point for freestanding cooker, space and plumbing for washing machine, airing cupboard, tiled splashback, radiator, power points and a Worcester Bosch boiler housed in the kitchen cupboard.

Family Bathroom

UPVC obscured double glazed window to the rear, WC with push button flush, panel bath with tap over and it built in mixer shower over, pedestal wash hand basin with taps over, tiled splashback, shaver points, extractor fan and radiator.

Bedroom 1

12'5 x 10'4

UPVC double glazed window to the rear, radiator, power point, TV point and a door to the en-suite.

Bedroom 1 En-suite Shower Room

UPVC obscured double glazed window to the rear, WC with push button flush, pedestal wash hand basin with taps over, separate shower cubicle which is fully tiled with a built-in mixer shower, half height tiled walls and radiator.

Bedroom 2

12'5 x 9'3

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

Bedroom 3

9'4 x 7'8

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

Outside

The property is on a private plot and is accessed via a shared tarmac driveway, which leads to your own drive. If you require more off road parking, the front garden can be turned into further off-road parking for one to two cars if needed. There is also a single garage and side gated access which leads to the rear garden and is enclosed by panel fencing. There's a variety of shrubs, trees and flowers, gravel seating area and a side door going back into the single garage.

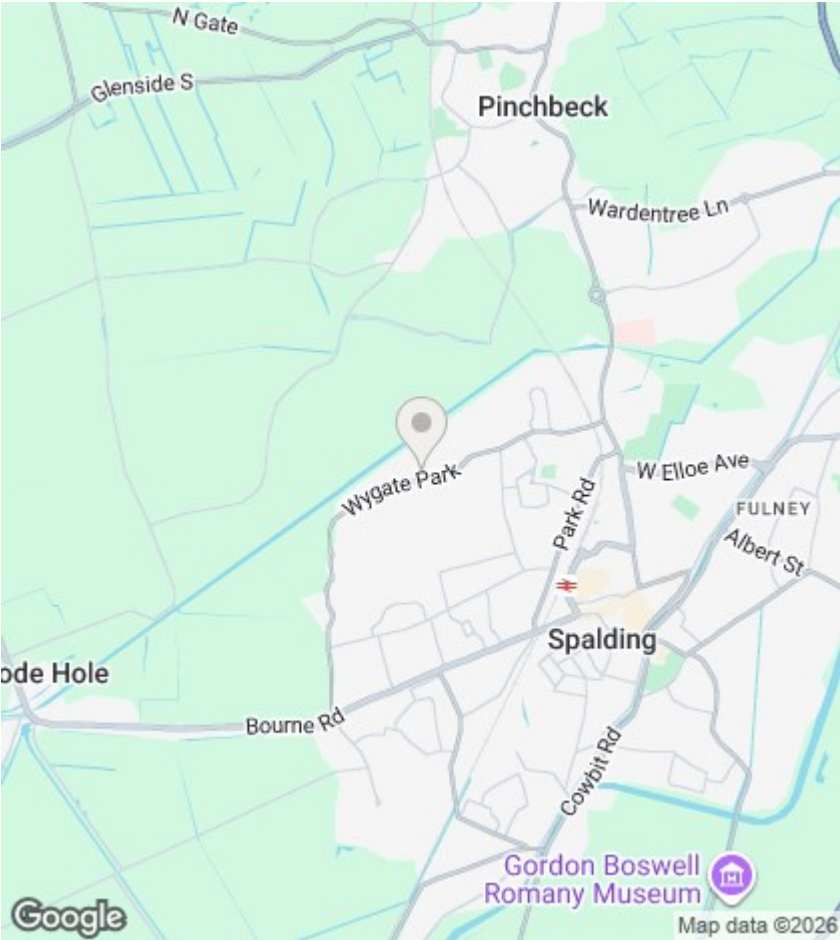
Garage

19'0 x 9'0

Metal up and over door to the front, wooden window to the rear, wooden door to the side, power points, lighting and separate fuse board.







Viewings

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

EPC Rating:

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

Ground Floor

Approx. 103.3 sq. metres (1112.0 sq. feet)
(excluding Garage)



Total area: approx. 103.3 sq. metres (1112.0 sq. feet)