



BRADLEY JAMES
ESTATE AGENTS



45 Cornfields, Holbeach, Spalding, PE12 7QN

- Deceptively spacious
- Two double bedrooms both over 16 feet and bedroom one with fitted wardrobes
- Modern shower room
- Off road parking and a single garage
- Great road links to A17 connecting Lincoln, Norfolk and Spalding
- No chain
- Modern re-fitted kitchen diner
- Recently redecorated
- Lounge with door leading to private rear garden
- Turn key property

GUIDE PRICE £170,000-£175,000

This no chain bungalow has to be one of the most deceptively spacious bungalows on the market. It presents an exceptional opportunity for those seeking a spacious and modern home. With two generously sized double bedrooms, the smallest measuring over 16 feet and the master bedroom exceeding 18 feet, this property is truly deceptive in its size.

Upon entering, you will be greeted by an entrance hall that leads to a welcoming lounge that boasts ample space and a door leading to your own private rear garden, perfect for enjoying the outdoors. The current owners have thoughtfully updated the property, featuring a brand-new kitchen and a contemporary shower room, ensuring that it is ready for you to move in without any hassle. Most rooms have been redecorated, making this a true turn-key property.

In addition to the internal features, the bungalow offers off-road parking and a single garage, with further parking available directly outside, subject to dropping the curb. The location is highly convenient, with Holbeach's amenities just a short 3-4 minute drive away. Here, you will find a variety of shops, including Tesco and the new Aldi, as well as local pubs, fish and chip shops, bus stops, and a doctor's surgery. The property also benefits from excellent road links via the A17, connecting you to Spalding, Lincoln, and Norfolk.

This delightful bungalow is offered with no chain, making it an ideal choice for those looking to settle into a new home swiftly. Do not miss the chance to view this remarkable property; it truly is a hidden gem in the heart of Holbeach.



Council Tax Band: B



Entrance Hall

UPVC obscured double glazed front door into the entrance hall which has a radiator, power point, loft hatch and storage cupboard with shelving.

Kitchen Diner

12'0 x 11'9

UPVC double glazed window to the front, base and eye level units with work surface over, sink drainer with mixer taps over, space and point for freestanding cooker with extractor over, space and plumbing for dishwasher, space and plumbing for washing machine, space and points for fridge freezer, space and point for tumble dryer, radiator, power points and tiled splashback.

Lounge

15'2 x 12'7

UPVC double glazed window, UPVC obscured double glazed door to the rear garden, radiator, power points and electric fireplace.

Bedroom 1

18'7 x 10'0

UPVC double glazed window to the front, radiator, power points and built-in wardrobes.

Bedroom 2

16'3 x 10'0

Two UPVC double glazed windows to the rear, radiator and power points.

Shower Room

Walk-in double shower with a built-in mixer shower with a fixed showerhead and a separate showerhead on a sliding adjust rail, pedestal wash hand basin with mixer taps over, WC with push button flush, wall mounted heated towel and a storage cupboard.

Outside

Low maintenance and laid to gravel, there is no drop curb to the front of the property but this could be done and this would then create two further parking spaces. There is off-road parking the opposite side of the road which leads to the single garage. There is rear gated access to the rear garden which is enclosed by panel fencing and hedging, it is predominantly laid to lawn, has a shed and patio seating area.

Store Room

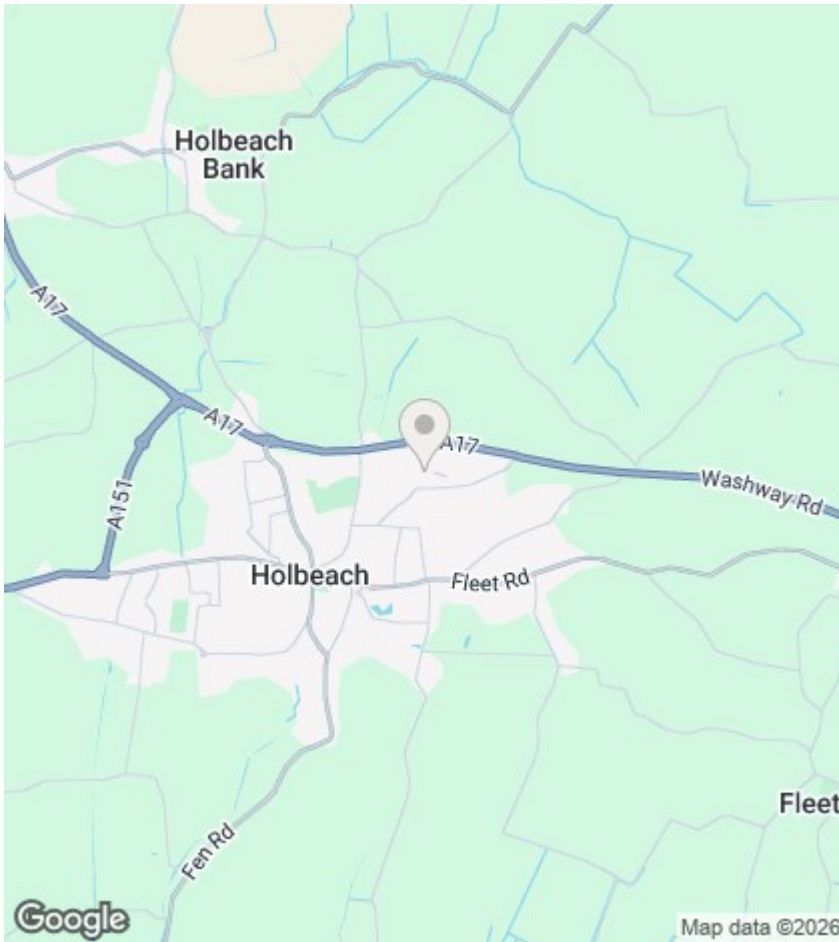
To the side of the storm porch, has a UPVC door, power points, fuse box and shelving.

Single Garage

Metal up and over door.







Viewings

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

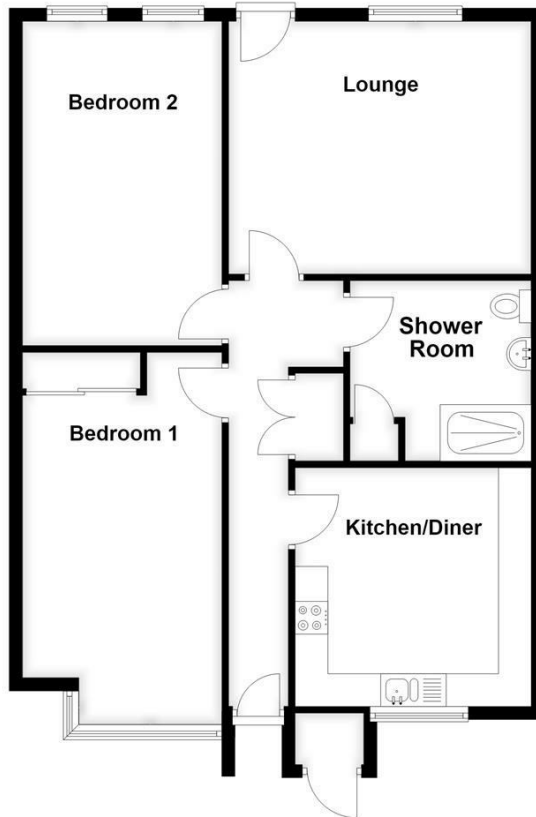
EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Ground Floor

Approx. 82.5 sq. metres (887.8 sq. feet)



Total area: approx. 82.5 sq. metres (887.8 sq. feet)