



BRADLEY JAMES

ESTATE AGENTS



18 Windsor Avenue, Holbeach, Spalding, PE12 7AN

Asking price £205,000

- Two double bedrooms
- Modern kitchen
- Conservatory
- Single garage
- Walking distance to Aldi and bus stop
- Lounge with big window and views of the church spire
- Modern shower room
- Extended off road parking which can be extended further
- Front and rear gardens
- Great road links to the A17 connecting Lincoln, Norfolk and Spalding

Bradley James welcomes you to this tranquil bungalow located down the bottom of a cul-de-sac on Windsor Avenue, Holbeach.

With two spacious bedrooms and two inviting reception rooms, this property is designed to cater to a variety of lifestyles.

Upon entering, you are welcomed by a bright entrance hall that leads to a generously sized lounge. The large window not only floods the room with natural light but also offers a charming view of the street and the nearby church spire, allowing you to enjoy the picturesque surroundings from the comfort of your sofa. The modern kitchen and shower room add a contemporary touch, ensuring that the home meets the needs of modern living.

The bungalow features two double bedrooms, providing ample space for relaxation or guests. Additionally, a conservatory enhances the practicality of the home, offering a versatile space that can be used for various purposes, whether it be a sunlit reading nook or a play area.

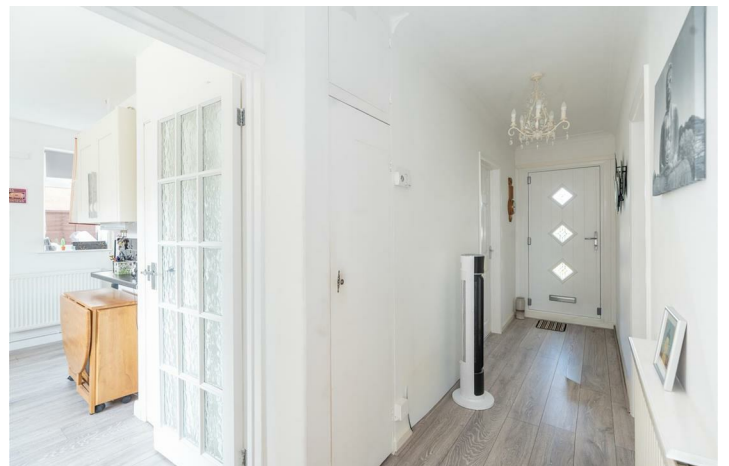
The property sits on a good-sized plot, boasting a generous front garden and side gated access to the rear garden, perfect for outdoor enjoyment. Off-road parking is available, with an extended driveway leading to a single garage, providing convenience for residents and visitors alike.

Located within walking distance to Holbeach's amenities, including an Aldi supermarket just a five-minute stroll away, this bungalow is ideally situated. The town offers a variety of pubs, restaurants, local shops, and a Tesco, along with a doctors' surgery. Furthermore, excellent road links to the A17 make it easy to travel to Lincoln, Norfolk, and Spalding.

This charming bungalow is a wonderful opportunity for those seeking a peaceful yet connected lifestyle in Holbeach.



Council Tax Band: B



Entrance Hall

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

Lounge

13'1 x 13'0

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

Kitchen

12'2 x 11'5

Double aspect with a UPVC double glazed window to the rear and side, UPVC obscured double glazed door to the side leading to the off-road parking and garage, base and eye level units with work surface over, sink and drainer with mixer taps over, integrated electric oven and grill with an electric hob and extractor over, space and point for fridge freezer, space and plumbing for washing machine, integrated dishwasher, tiled splashback and boiler cupboard.

Bedroom 1

13'0 x 11'7

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

Shower Room

Two UPVC obscured double glazed windows to the rear, WC with push buttons flush, vanity wash hand basin with mixer taps over and storage drawers beneath, separate shower cubicle which is fully tiled with an electric shower, wall mounted heated towel rail and tiled floor.

Bedroom 2

11'6 x 9'0

UPVC double glazed sliding patio door going onto the conservatory, radiator and power points.

Conservatory

10'0 x 8'5

Brick and UPVC construction with UPVC double glazed French doors leading onto the rear garden, wall mounted electric heater, power points and wall lights.

Outside

The property has off-road parking to the front and side of the bungalow which leads to a single garage. There is side gated access leading to the rear garden which is enclosed by panel fencing, there's a laid to lawn area, greenhouse and a shed.

Single Garage

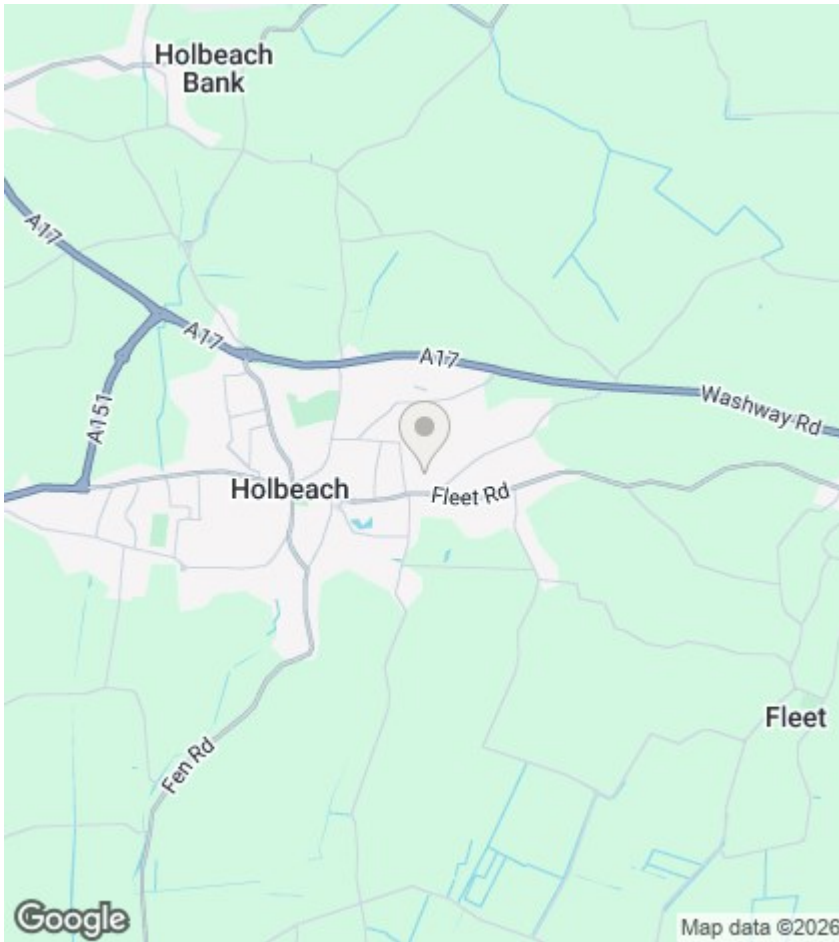
15'4 x 8'3

Wooden door to the front, UPVC double glazed window

to the rear, wooden door to the side leading through to the rear garden and power and lighting connected.







Viewings

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

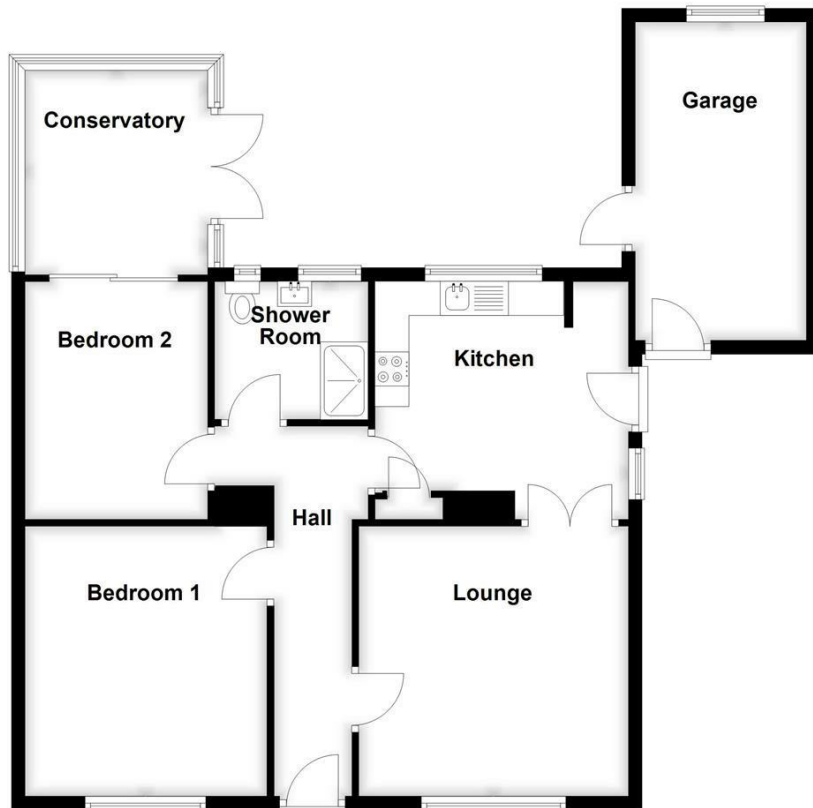
EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	76
(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. 87.1 sq. metres (937.6 sq. feet)



Total area: approx. 87.1 sq. metres (937.6 sq. feet)