



BRADLEY JAMES

ESTATE AGENTS



11 Claudette Avenue, Spalding, PE11 1HU

Asking price £200,000

- Two reception rooms
- Popular location
- Lounge with French doors leading into your dining room
- Downstairs cloakroom
- Lots of off road parking and single garage
- Fantastic plot
- Three primary schools in close proximity
- Kitchen with block arch through to your dining room creating a sociable space
- Upstairs shower room and three bedrooms
- Ev charger and caravan charging point

11 Claudette Avenue, Spalding PE11 1HU

Welcome to this charming semi-detached house located on Claudette Avenue in the delightful town of Spalding. This property boasts a generous plot with ample off-road parking, making it an ideal choice for families or those with multiple vehicles. The front of the house features a single garage equipped with an electric vehicle charging point, and caravan charging, as well as a workshop situated behind the garage. NO CHAIN.

Upon entering, you are greeted by a spacious entrance hall that leads to two inviting reception rooms. The lounge, positioned at the front of the house, is enhanced by internal French doors that open into the dining room. This area is bathed in natural light thanks to the French doors that lead out to the rear garden, creating a seamless connection between indoor and outdoor living. The kitchen is accessible through a charming block archway, providing a functional yet stylish space for culinary pursuits.

Upstairs, you will find three well-proportioned bedrooms, with the master bedroom featuring fitted furniture for added convenience. The modern shower room completes the upper level, offering a contemporary touch.

The outdoor space is equally impressive, with a good-sized rear garden that is perfect for entertaining family and friends. The garden also includes a summer house, providing a lovely retreat for relaxation or hobbies.

This property is ideally situated within close proximity to three primary schools, a local Co-op shop, a fish and chip shop, and a bus stop, ensuring that all your daily needs are easily met. For those who enjoy the outdoors, Vernatts offers lovely walking paths nearby. The town centre is just a short drive away, where you will find a train station and a variety of fantastic amenities.

In summary, this semi-detached house on Claudette Avenue presents a wonderful opportunity for comfortable family living in a convenient location. Don't miss your chance to make this delightful property your new home



Council Tax Band: B



Entrance Hall

17'0

UPVC side door into the entrance hall, UPVC double glazed window to the front, radiator and power points.

Cloakroom

WC with push button flush, fuse box and storage cupboard.

Lounge

17'0 x 10'3

UPVC double glazed window to the front, radiator, power points, telephone point, some power points have USB charging and internal French doors leading through to the dining room.

Kitchen

10'5 x 7'8

UPVC double glazed window to the rear, base and eye level units with work surface over, space and point for freestanding cooker, space and plumbing for washing machine, space and point for tumble dryer, space and point for fridge, space and point for freezer, wall mounted Worcester Bosch boiler, multiple power points, tiled splashback, tiled floor, ladder storage cupboard and block archway leading through to the dining room.

Dining Room

10'5 x 8'8

UPVC double glazed patio doors to the rear garden, tiled floor, radiator and power points.

Landing

UPVC double glazed window to the side, power point, loft hatch and airing cupboard with hot water tank and shower pump.

Bedroom 1

17'0 x 10'1

UPVC double glazed window to the front, radiator, power points and built-in wardrobes and drawers. (Measurements into the built-in wardrobes).

Bedroom 2

11'0 x 8'8

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

Bedroom 3

8'0 x 7'7

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

Shower room

Walk in shower, Wc, Pedestal wash hand basin

Outside

The property sits on an enviable plot with the front and rear being low maintenance. The front garden has a beautiful magnolia tree, the rest is laid to gravel and has a substantial gravel off-road parking area with double gates leading to the rear. The drive leads to a single garage with a metal up and over door. There is side gated access leading to the low maintenance rear garden which is enclosed by panel fencing, it is half laid to patio and half laid to Astroturf, raised railway sleeper bed flower beds, summer house, outside power points, charger for caravan and outside tap.

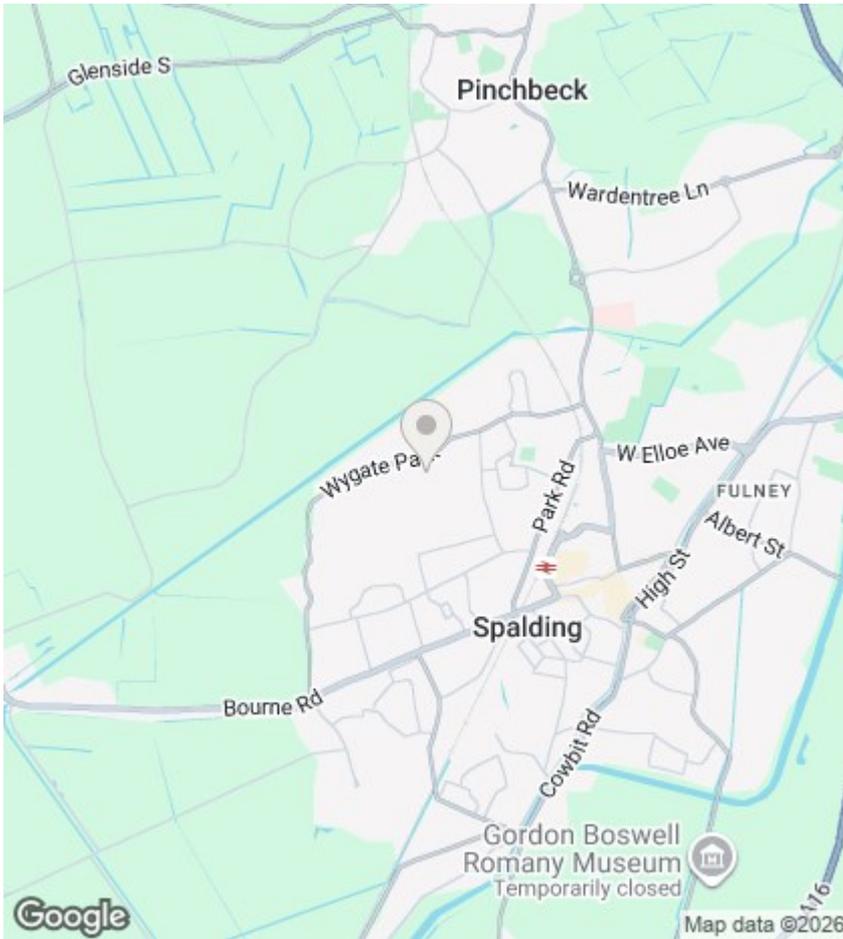
Shed Workshop

17'4 x 7'0

Power and lighting connected with multiple power points, a workbench, shelving, three windows, side door and two work benches.







Viewings

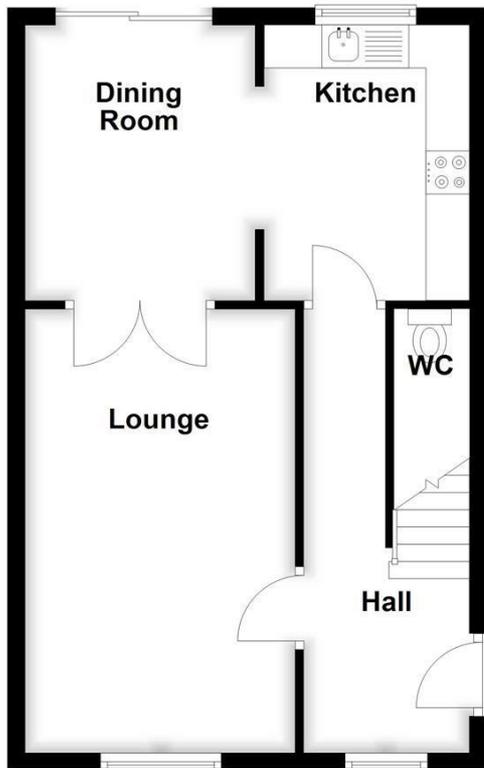
Viewings by arrangement only. Call 01775 233130 to make an appointment.

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	

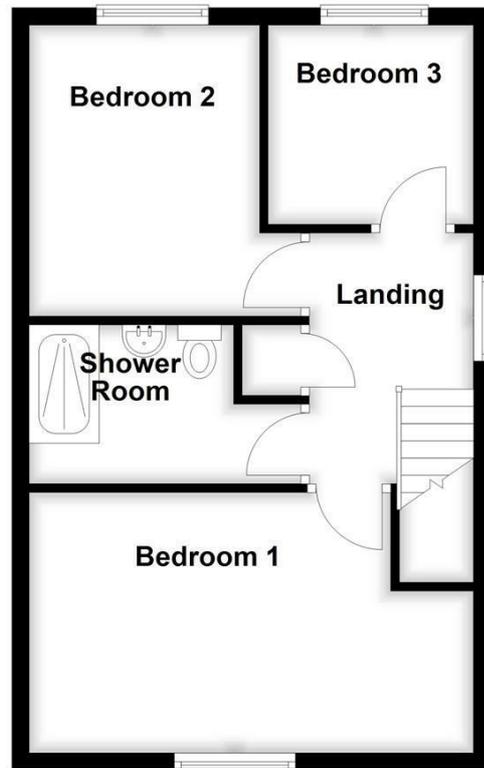
Ground Floor

Approx. 43.3 sq. metres (465.8 sq. feet)



First Floor

Approx. 43.3 sq. metres (466.5 sq. feet)



Total area: approx. 86.6 sq. metres (932.3 sq. feet)