

BRADLEY JAMES

ESTATE AGENTS



43 Fen End Lane, Spalding, PE12 6AD

Asking price £275,000

- NO CHAIN
- HIGH CEILINGS
- INTEGRATED KITCHEN DINER
- IN AND OUT DRIVEWAY WITH LARGER THAN AVERAGE SINGLE GARAGE
- 1750 SQUARE FOOT
- INDIVIDUALLY BUILT
- SAME SQUARE FOOTAGE AS A THREE BED BUNGALOW
- OUTSIDE GARDEN ROOM
- WALKING DISTANCE TO LOCAL AMENITIES
- GREAT ROAD LINKS TO A16 BYPASS

# 43 Fen End Lane, Spalding PE12 6AD

NO CHAIN and 1750 square foot

Nestled on Fen End Lane in the charming town of Spalding, this deceptively spacious two bedroom detached bungalow is larger than most three bed detached bungalows. With two generous reception rooms and two well-proportioned double bedrooms, this property is perfect for those seeking a tranquil yet convenient lifestyle. The higher than average ceilings throughout the home create an airy atmosphere, enhancing the sense of space.

Upon entering, you are greeted by a spacious entrance hall featuring a walk-in airing cupboard. The double aspect lounge invites natural light, making it an ideal space for relaxation or entertaining. The modern open-plan kitchen diner is equipped with integrated appliances, providing a seamless cooking and dining experience. Adjacent to the kitchen, a utility room and cloakroom add to the practicality of the layout. Completing the accommodation is a delightful conservatory that overlooks the rear garden, perfect for enjoying the outdoors in comfort.

Outside, the property boasts an impressive in-and-out driveway, offering ample parking for up to seven vehicles, along with a larger than average single garage. The side and rear gardens provide a private outdoor space, complemented by a charming garden room, ideal for hobbies or as a quiet retreat. A shed is also conveniently located behind the garden room.

This bungalow is offered with no chain, making it an attractive option for prospective buyers. It is within walking distance to Applegreen services, where you can find popular eateries such as Starbucks, Greggs, Wendy's, KFC, and Taco Bell. A short drive will take you to Spalding's town centre, which offers a variety of amenities and a train station connecting you to Peterborough. With excellent road links via the A16, you can easily access Stamford, Peterborough, Norfolk, and Lincoln. This property truly represents a wonderful opportunity for comfortable living in a desirable location.



Council Tax Band: C



### Entrance Hall

UPVC obscured double glazed French doors into the entrance porch which has a tiled floor. Going through a wooden obscured single glazed door into the entrance hall which is larger than average, has a radiator, power points, telephone point, loft hatch and walk-in storage cupboard which has shelving and an airing cupboard with hot water cylinder.

### Lounge

18'0 x 17'0

Double aspect with UPVC double glazed window to front and side, radiator, power points, gas fireplace, TV and telephone point.

### Kitchen Diner

18'0 x 15'6 x 11'5

UPVC double glazed window to the rear and the side, base and eye level units with work surface over, sink and drainer with mixer taps over, integrated Bosch electric oven and grill, integrated Bosch microwave, integrated Bosch fridge, integrated Bosch dishwasher, Bosch electric hob with extractor over, centre island, tiled splashback, power points, TV point, radiator, three storage cupboards and one with radiator.

### Utility Room

6'0 x 5'0

UPVC obscured double glazed door going onto the conservatory, space and plumbing for washing machine, power points and shelving.

### Conservatory

13'8 x 8'0

UPVC construction, with UPVC double glazed patio doors to the rear garden and power points.

### Side Entrance

UPVC obscured double glazed French doors, tiled floor, power point, radiator, door to the cloakroom, UPVC obscured double glazed window to the rear, WC, wash hand basin with taps over, wall mounted Worcester Bosch boiler, half height tiled walls and tiled floor.

### Bedroom 1

17'0 x 12'0

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

### Bedroom 2

15'0 x 10'9

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

### Wet Room

UPVC obscured double glazed window to the rear, pedestal wash hand basin with tap over, vintage style heated towel rail, WC with push button flush, all set in storage cupboards and drawers behind with

worksurface over, double shaver point, wet room shower with grab rail, electric shower, glass shower screen, fully tiled walls, extractor fan and skimmed ceiling.

### Outside

To the outside the property has an In-N-Out driveway which is tarmac, there is space for a caravan or motorhome. This leads to the single garage which is larger than average. Side access to both sides of the bungalow leading to the rear garden which is enclosed by hedging, it is predominantly laid to lawn, there's a block paved patio seating area and outside power point coming off of the conservatory. There's another block paved patio seating area off of the other side of the conservatory with outside tap, a side garden which is enclosed by panel fencing and is laid to lawn with a block paved path leading back to the front.

### Oversized Single Garage

22'7 x 10'8

Electric up and over door, UPVC obscured double glazed window to the side, fuse box, power point and tap.

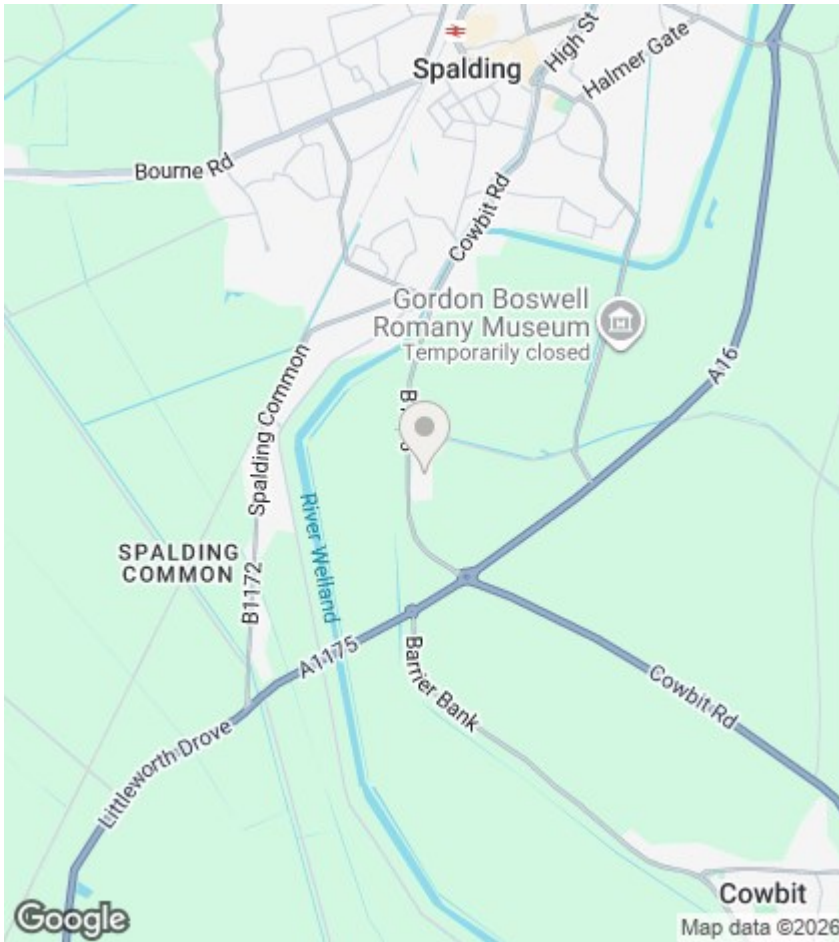
### Outdoor Garden Room

16'0 x 12'0

UPVC double glazed French doors and windows to the front, UPVC double glazed window to side and UPVC double glazed window to the rear.







## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	76
(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. 162.5 sq. metres (1749.3 sq. feet)



Total area: approx. 162.5 sq. metres (1749.3 sq. feet)