



BRADLEY JAMES

ESTATE AGENTS



4 Percheron Drive, Spalding, PE11 3GH

Asking price £245,000

- NO CHAIN
- 23FT CONSERVATORY
- EN-SUITE CLOAKROOM TO BEDROOM ONE
- OFF ROAD PARKING FOR THREE CARS
- POPULAR LOCATION
- TWO DOUBLE BEDROOMS
- TRIPLE ASPECT LOUNGE
- WALKING DISTANCE TO A BUS STOP
- LONGER THAN AVERAGE SINGLE GARAGE

4 Percheron Drive, Spalding PE11 3GH

Nestled in the popular area of Percheron Drive, Spalding, this charming detached bungalow presents an excellent opportunity for those seeking a comfortable and convenient home. Offered with no onward chain, this property is ideally situated within walking distance of a local bus stop, making it perfect for commuters and those who enjoy easy access to public transport.

The bungalow features two spacious reception rooms, including a delightful lounge that has been recently redecorated and carpeted. This triple-aspect room is filled with natural light and boasts patio doors that lead to a generous 23-foot conservatory, providing an ideal space for relaxation or entertaining guests.

There are two well-proportioned double bedrooms, with bedroom one benefiting from fitted wardrobes and an en-suite cloakroom, complete with a toilet and sink. The property also includes a modern three-piece shower room and a functional kitchen, ensuring all your needs are met.

Outside, the front garden is designed for low maintenance and features block-paved off-road parking for three vehicles, leading to a longer-than-average single garage. The private rear garden offers a tranquil space for outdoor enjoyment.

Conveniently located, Spalding town centre is just a five-minute drive away, where you will find a variety of shops, including Aldi and Sainsbury's, as well as train and bus stations. Additionally, Springfields is a mere ten-minute drive, and excellent road links to the A16 provide easy access to Peterborough, Norfolk, and Lincoln.

This delightful bungalow is a perfect blend of comfort and convenience, making it an ideal choice for a range of buyers. Don't miss the chance to make this lovely property your new home.



Council Tax Band: C



Entrance Hall

UPVC obscured double glazed front door into the entrance porch which is of UPVC construction, go through a UPVC obscured double glazed front door into the entrance hall which has an airing cupboard with shelving, storage cupboard with shelving, radiator, loft hatch and power points.

Lounge

16'4 x 12'0

Triple aspect with a UPVC double glazed window to the front, UPVC obscured double glazed window to the side, patio door leading onto the conservatory, modern gas fireplace, radiator, power points, TV points and wall lights.

Kitchen

10'4 x 9'5

UPVC double glazed door and window going onto the conservatory to the rear, base and eye level units with work surface over, sink and drainer with mixer taps over, filtered water tap, Smeg electric oven and grill with a half sized grill above, four burner gas hob, extractor over, space and plumbing for washing machine, space and point for fridge freezer, fully tiled walls, radiator, power points and a wall mounted Worcester Bosch boiler.

Bedroom 1

13'4 x 10'5

UPVC double glazed window to the front, built-in wardrobes with shelving and hanging space, radiator, power points, telephone point and TV point. (The measurement is into the built-in wardrobes).

En-suite Cloakroom

UPVC obscured double glazed window to the front, WC, pedestal wash hand basin with taps over, radiator, fully tiled walls, high-level storage units and extractor fan.

Bedroom 2

13'1 x 9'6

UPVC double glazed window to the rear, built-in wardrobes with shelving and hanging space, radiator and power points. (Measurements into the built-in wardrobes).

Shower Room

UPVC obscured double glazed window to the side, separate shower cubicle which is fully tiled with a built-in mixer shower over on a sliding adjustable rail, grab rail, shower seat, vanity wash hand basin with mixer taps over with WC set in storage units beneath and above with work surface over, fully tiled walls, radiator, inset spotlights and extractor fan.

Conservatory

23'1 x 8'8

Of brick and UPVC construction with UPVC double

glazed windows to the side and rear, patio doors to the rear and side, patio doors leading through back into the lounge, radiator, power points and wall lights.

Outside

The front is low maintenance and is laid to gravel, block paved off-road parking and gravel off-road parking, the block paved off-road parking leads to the detached single garage. There is a lockable side gate which leads through to the rear garden which is enclosed by panel fencing, it is predominantly laid to lawn, a patio seating area, outside tap and outside light.

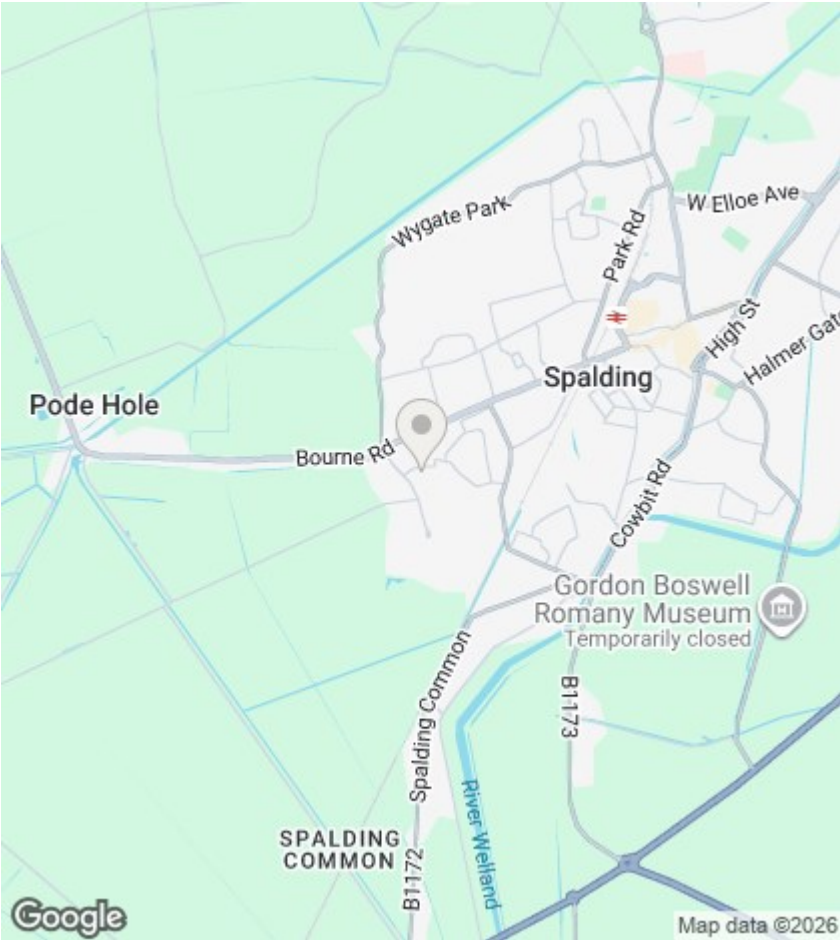
Single Garage

23'0 x 8'7

Longer than average garage with remote controlled electric garage door, UPVC obscured double glazed window to the side, UPVC door leading into the rear garden, power points, space and point for tumble dryer and fuse box.







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		84
(81-91) B		
(69-80) C		
(55-68) D	67	
(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. 103.1 sq. metres (1110.0 sq. feet)



Total area: approx. 103.1 sq. metres (1110.0 sq. feet)