



BRADLEY JAMES

ESTATE AGENTS



35 Riverside Park, Spalding, Lincolnshire, PE11 2FQ

Asking price £215,000

- No chain
- Bay fronted lounge
- Cul-De-Sac
- Single garage with power
- Short drive to local Tesco with post office
- Two double bedrooms
- Kitchen diner
- Off road parking which can be extended for one more space
- Private rear garden
- Great road links to A16

Bradley James welcomes you to Riverside Park, Spalding, this delightful detached bungalow offers a perfect blend of comfort and convenience. With no onward chain, this property is ideal for those looking to settle in a peaceful neighbourhood.

Upon entering, you are welcomed by a spacious entrance hall that leads to two generously sized double bedrooms, providing ample space for relaxation and rest. The well-appointed shower room is conveniently located nearby. The heart of the home is the inviting kitchen diner, which features a side door that leads to the rear garden, making it perfect for entertaining or enjoying a morning coffee in the fresh air. The bay-fronted lounge is another highlight, boasting generous proportions that create a warm and welcoming atmosphere.

Outside, the property benefits from off-road parking for two vehicles, with the potential to modify the front garden to accommodate an additional parking space if desired. A single garage with power adds further convenience, providing extra storage or workshop space. The side gated access to the rear garden enhances the practicality of this lovely home.

Location is key, and this bungalow does not disappoint. With excellent road links to the A16, you can easily connect to Peterborough, Lincoln, and Norfolk. The local train station in Spalding offers further travel options, while the popular Springfields Garden Outlet Centre is just a short 10-minute drive away. For everyday needs, a Tesco shop with a post office, a fish and chip shop, and both primary and secondary schools are all within a 3-4 minute drive or a pleasant 20-minute walk.

This charming bungalow in Riverside Park is a wonderful opportunity for those seeking a comfortable home in a well-connected area. Don't miss your chance to make it your own.

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Council Tax Band: B



Entrance Hall

Obscured double glazed side door into the entrance hall which has a radiator, power points, telephone points, skimmed and coved ceiling with inset spotlights, loft hatch and airing cupboard with shelving.

Lounge

17'7 x 11'5

UPVC double glazed bay window to the front, radiator, power points, TV point, gas fireplace and skimmed and coved ceiling.

Kitchen

14'3 x 9'8

UPVC double glazed window to the front and a double glazed door to the side, base and eye level units with work surface over, sink and drainer with a mixer tap over, electric oven and grill with a four burner gas hob and extractor over, space and plumbing for washing machine, space and point for fridge, wall mounted gas boiler, tiled splashback, tiled floor, radiator, power points, telephone point, tv point and skimmed ceiling with inset spotlights.

Bedroom 1

11'2 x 10'5

UPVC double glazed window to the rear, radiator, power points, TV point, telephone point and skimmed and coved ceiling.

Bedroom 2

11'0 x 10'2

UPVC double glazed window to the rear, radiator, power points, TV point and skimmed coved ceiling.

Shower Room

UPVC obscured double glazed window to the side, double shower cubicle with a built-in mixer shower and grab rails, pedestal wash hand basin with taps over, WC with push button flush, shaver points, radiator, extractor fan and skimmed ceiling with inset spotlights.

Outside

The property sits on a good plot and has a grass front garden which can be changed to gravel to create two further parking spaces if needed. There is a tarmac and block paved driveway which leads to the single garage. Side gated access to the rear garden which is enclosed by panel fencing, has a curved brick wall, it is predominantly laid to lawn and has a patio seating area.

Single Garage

17'7 x 8'5

Metal up and over door, power and lighting connected, power points, fuse box and storage cupboards to the rear.







Viewings

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

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	80
(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. 63.2 sq. metres (680.2 sq. feet)



Total area: approx. 63.2 sq. metres (680.2 sq. feet)