



BRADLEY JAMES  
ESTATE AGENTS



20 St. Andrews Road, Spalding, Lincolnshire, PE11 2SJ

Asking price £260,000

- Three bedrooms
- Renovated kitchen diner with centre island and integrated appliances
- Converted garage creating a third bedroom or second reception room
- Two double bedrooms upstairs both with fitted wardrobes
- Extended off road parking
- Beautifully renovated creating a warm family home
- Newly installed bi-fold doors in the dining area
- Beautifully renovated bathroom suite
- Generous sized lounge
- Walking distance to local shops, gym and beautiful countryside and riverside walks on your doorstep

Nestled on St. Andrews Road in the charming town of Spalding, this exquisite detached chalet bungalow is a true gem that has been beautifully refurbished to a high standard. The moment you step into the welcoming modern entrance hall, you will feel the warmth and elegance that this home exudes.

The heart of the property is undoubtedly the open-plan kitchen diner, which boasts a stylish centre island and integrated appliances, making it perfect for both cooking and entertaining. The new addition of bi-fold doors seamlessly connects the indoor space to the outdoor area, allowing for a delightful flow between the two.

This home features three well-appointed bedrooms, including a versatile space that has been created from the converted garage, ideal for use as a downstairs bedroom or an additional reception room. The ground floor is complimented by a beautifully renovated bathroom suite, ensuring convenience and comfort for all residents. There is a generous lounge located to the front of the property.

On the top floor, you will find two spacious double bedrooms, both equipped with fitted wardrobes, providing ample storage. Outside, the property offers extended off-road parking for four to five cars, along with side gated access to the rear garden, which features an upgraded patio seating area, perfect for enjoying the outdoors.

Conveniently located within walking distance to two local shops, including a 24-hour convenience store, as well as a fish and chip shop and a gym, this property is ideally situated. The town centre is just a short 5-10 minute drive away, where you will find a train station and excellent road links to Peterborough, Norfolk, and Lincoln.

Spalding is surrounded by beautiful countryside and riverside walks, making it an ideal location for families, with great primary and secondary schools nearby. A viewing is highly recommended to fully appreciate the modern charm and comfort this home has to offer.

 3  1  1  E

Council Tax Band: C



### Entrance Hall

UPVC obscured double glazed side door into the entrance hall which has stairs leading off to the first floor accommodation, radiator and power point.

### Lounge

21'1 x 11'4

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

### Kitchen Diner

20'2 x 12'6

UPVC double glazed window in the kitchen and bifold doors in the dining room, base and eye level units with quartz work surface over, sink and drainer with mixer taps over, integrated electric oven and grill, integrated microwave, integrated dishwasher, integrated induction hob, space and point for American fridge freezer, breakfast bar, central island with a wireless phone charger, power points some with USB charging and skimmed ceiling with inset spotlights.

### Landing

Power point, loft hatch and storage cupboard in the eaves.

### Family Bathroom

UPVC obscured double glazed window to the rear, panel bath with mixer taps over and built in mixer shower with a fixed rain style shower head and a separate shower head on a sliding adjustable rail, vanity wash hand basin with mixer taps over and double drawers beneath, WC with push button flush, wall mounted heated towel rail and skimmed ceiling with inset spotlights.

### Bedroom One

12'0 x 11'6

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

### Bedroom Two

12'0 x 9'3

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

### Bedroom Three

16'5 x 7'7

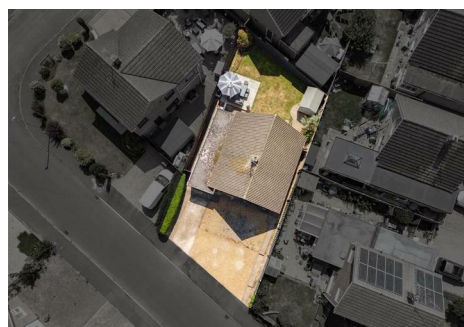
UPVC double glazed window to the front, power points, electric heater and skimmed ceiling with inset spotlights.

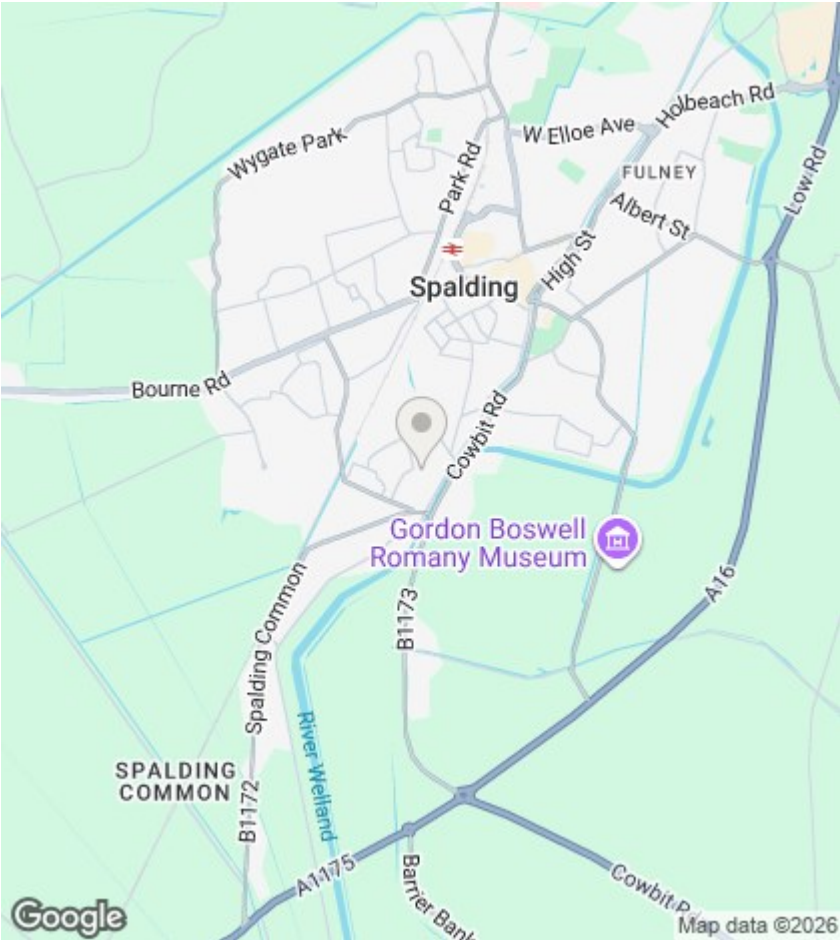
### Outside

There is a vast amount of driveway with gravel off-road parking for four to five cars and concrete off-road parking for one car. Side gated access leading to the rear

garden which is enclosed by panel fencing, there is a shed and an upgraded extended patio seating area.







Viewings

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

EPC Rating:

E

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 85                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         | 48                      |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

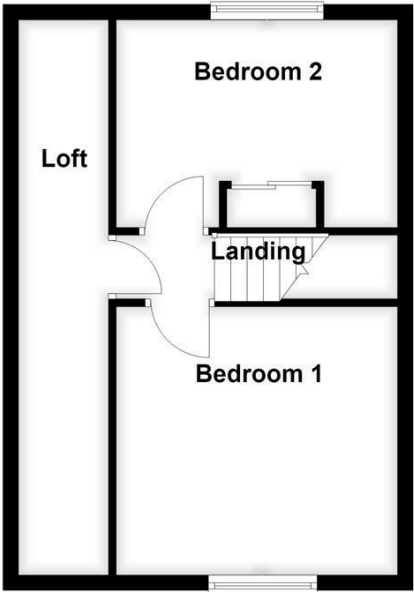
Ground Floor

Approx. 69.0 sq. metres (742.2 sq. feet)



First Floor

Approx. 35.6 sq. metres (383.3 sq. feet)



Total area: approx. 104.6 sq. metres (1125.5 sq. feet)