

BRADLEY JAMES

ESTATE AGENTS



32 Oakley Drive, Spalding, PE11 2BN

Asking price £299,950

- EXTENDED FOUR BED
- 27 FOOT KITCHEN DINER
- LOUNGE WITH FRENCH DOORS
- PRIVATE REAR GARDEN
- 5 MINUTES FROM TOWN CENTRE
- DRESSING AREA AND EN-SUITE BATHROOM TO BEDROOM ONE
- DINING ROOM
- CUL-DE-SAC
- GREAT ROAD LINKS TO A16
- 5 MINUTE DRIVE FROM TRAIN STATION



# 32 Oakley Drive, Spalding PE11 2BN

Nestled in the popular area of Oakley Drive, Spalding, this extended detached family home offers a perfect blend of space, comfort, and convenience. Upon entering, you are welcomed by a remarkable 27-foot open plan kitchen diner, ideal for family gatherings and entertaining guests. There's a separate dining room and a generous lounge, which spans across the rear of the property, feature newly installed French doors that seamlessly connect the indoor space to your private rear garden, creating a delightful atmosphere for relaxation.

The top floor has been thoughtfully extended to accommodate four well-proportioned bedrooms, including a master suite complete with a dressing area and en-suite bathroom. The three additional bedrooms share a modern shower room, ensuring ample facilities for family and visitors alike.

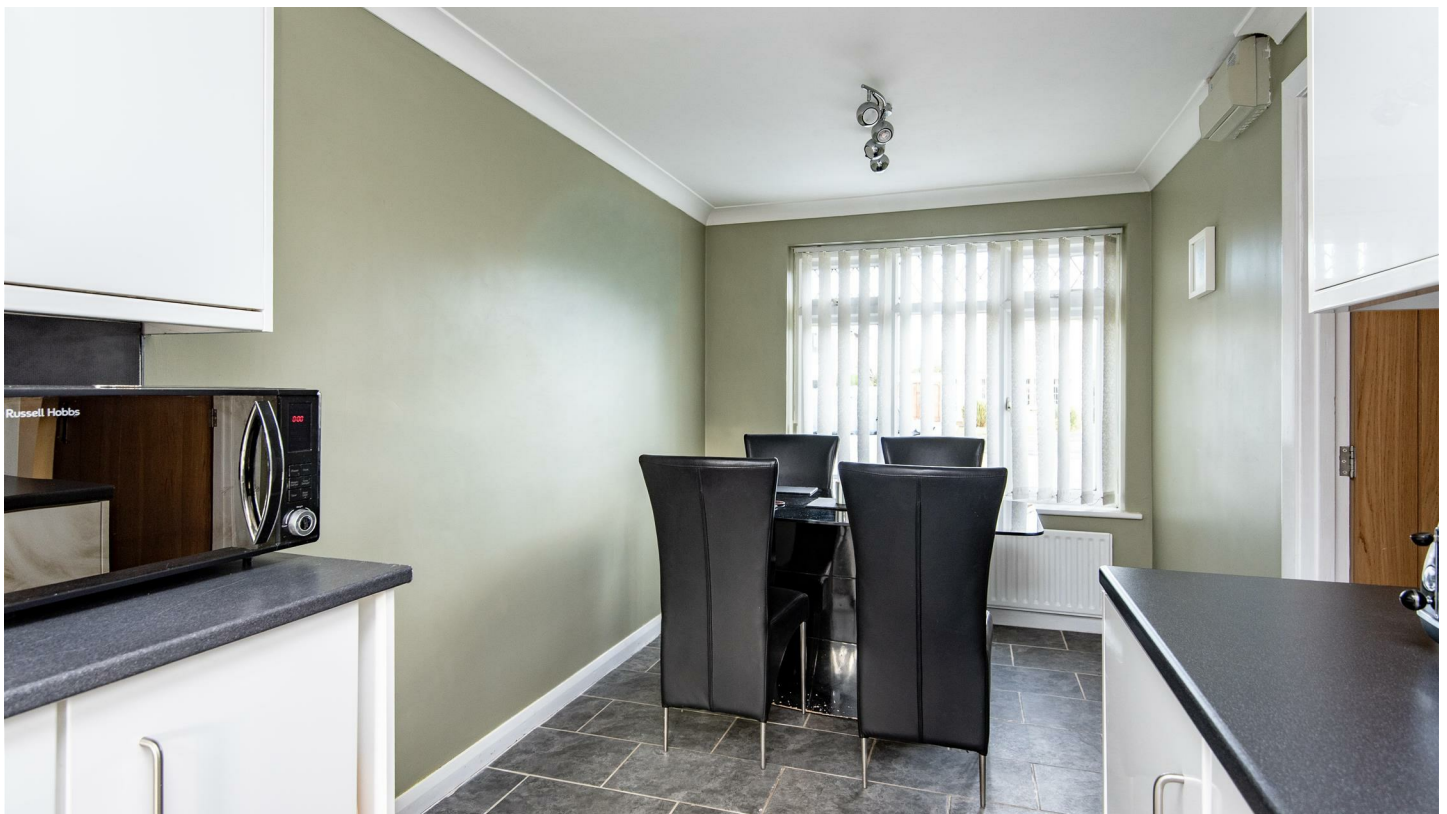
Set on a generous plot, this property boasts off-road parking for up to four vehicles, a significant advantage in today's market. The private rear garden is a true highlight, featuring a gazebo and an extended patio seating area, perfect for enjoying sunny days and outdoor entertaining. Additionally, a shed has been constructed, providing an excellent space for storage.

Convenience is at your doorstep, with a local shop, Lidl and river walks are just a 10-15 minute walk away. The town centre, with its train and bus stations, is only five minutes from your home, as is the popular Springfields Garden Outlet Centre. Excellent road links via the A16 connect you to Stamford, Peterborough, Lincoln, and Norfolk, making this property an ideal choice for families and commuters alike.

This home is not just a property; it is a lifestyle waiting to be embraced. Don't miss the opportunity to make it your own. The vendor informs us that the property comes with 1gb internet connection.



Council Tax Band: C



### Entrance Hall

Composite obscured double glazed front door into the entrance hall which has stairs leading off to the first floor accommodation, radiator and skimmed and coved ceiling.

### Cloakroom

UPVC obscured double glazed window to the front, WC with push button flush, pedestal wash hand basin with mixer taps over, radiator, extractor fan and skimmed and coved ceiling.

### Lounge

19'0 x 11'5

UPVC double glazed window to the rear, UPVC double glazed French doors to the rear, radiator, power points, skimmed and coved ceiling and under stairs storage cupboard.

### Dining Room

12'3 x 12'1

UPVC double glazed window to the front, radiator, modern fireplace and skimmed and coved ceiling.

### Kitchen Diner

27'1 x 7'7

Double aspect with UPVC double glazed window to the front and rear, UPVC obscured double glazed door to the rear going onto the rear garden, base and eye level units with work surface over, space for freestanding cooker with extractor over, space and point for freestanding fridge and freezer, integrated wine rack, tiled splashback, sink and drainer with mixer taps over, space and plumbing for washing machine, space and plumbing for dishwasher, tiled floor, skimmed and coved ceiling, radiator, telephone point and fuse box.

### Landing

Loft hatch with loft ladder.

### Family Shower Room

UPVC obscured double glazed window to the rear, separate shower cubicle which is fully tiled with electric mixer shower, vanity wash hand basin with mixer taps over, WC with push button flush with storage cupboards beneath and work surface over, fully tiled walls, wall mounted heated towel rail and skimmed and coved ceiling.

### Bedroom 1

18'1 x 8'1

UPVC double glazed window to the front, radiator, power point, telephone point, some power points have USB charging, dressing area with fitted wardrobes, skimmed and coved ceiling with inset spotlights and a door to the en-suite bathroom.

### En-suite Bathroom

UPVC obscured double glazed window to the rear, P shaped panel bath with side mounted mixer taps over

and a mixer tap hand held shower, electric shower, W/C with push button flush, pedestal wash hand basin with mixer tap over, wall mounted heated towel rail, and skimmed and coved ceiling.

### Bedroom 2

12'8 x 11'0

UPVC double glazed window to the front, built-in fitted wardrobes, radiator, power point, ceiling fan with light and skimmed ceiling with inset spotlights.

### Bedroom 3

11'0 x 11'0

UPVC double glazed window to the rear, radiator, power points, airing cupboard and boiler cupboard with wall mounted Worcester Bosch boiler.

### Bedroom 4

9'4 x 7'5

UPVC double glazed window to the front, radiator, power points, ceiling fan with light and skimmed and coved ceiling.

### Outside

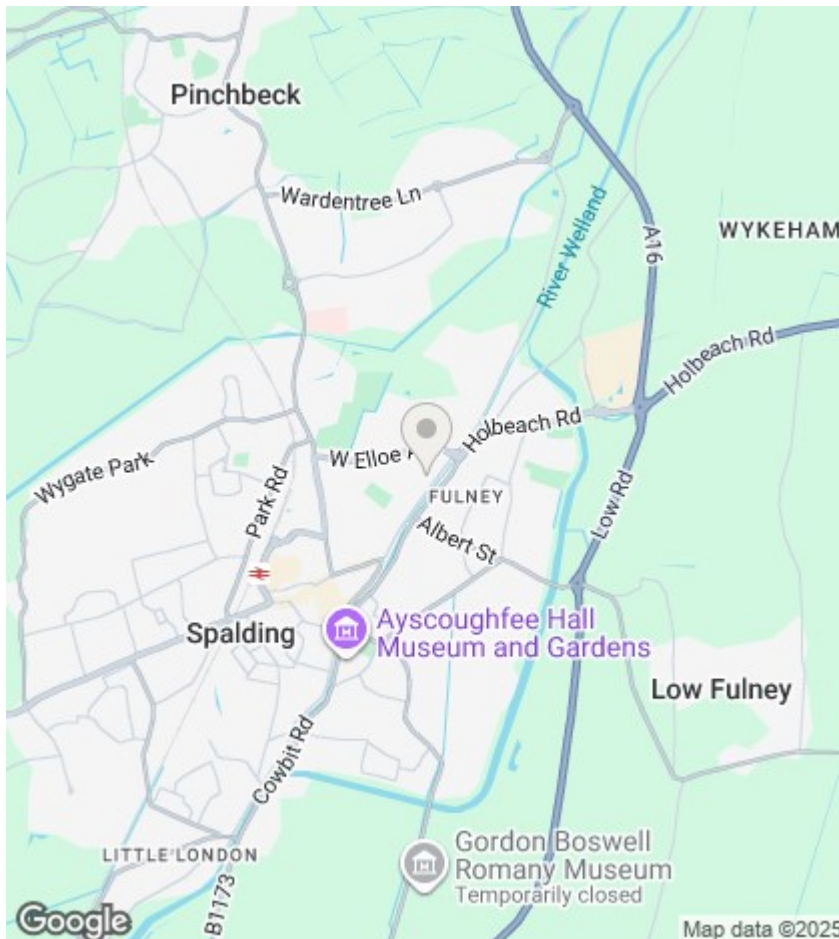
The front has a laid to lawn area with shrub borders. The rest is laid to decorative chipping for four cars, there is side gated access leading through to the rear garden which is enclosed by hedging and panel fencing, it is predominantly laid to lawn, there's an extended patio seating area with gazebo, a shed with power and a variety of shrub trees and flowerbeds.











## 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	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

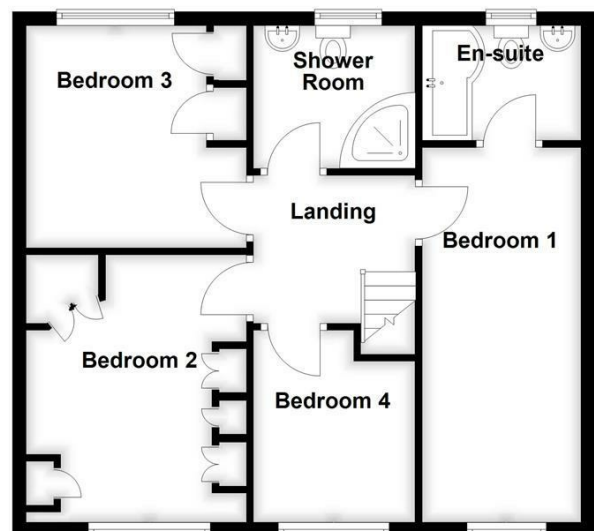
### Ground Floor

Approx. 62.2 sq. metres (669.3 sq. feet)



### First Floor

Approx. 58.2 sq. metres (626.9 sq. feet)



Total area: approx. 120.4 sq. metres (1296.2 sq. feet)