



BRADLEY JAMES  
ESTATE AGENTS



24 Sunningdale Avenue, Spalding, PE11 2SP

Asking price £235,000

- FIVE RECEPTION ROOMS
- DINING ROOM
- NEWLY FITTED SHOWER ROOM
- FRESHLY DECORATED THROUGHOUT AND RE CARPETED IN SOME ROOMS
- SHED WITH POWER AND LIGHTING
- CRAFT ROOM
- GARDEN ROOM
- BOILER FITTED OCTOBER 2025
- OFF ROAD PARKING FOR FOUR CARS

# 24 Sunningdale Avenue, Spalding PE11 2SP

Bradley James Estate Agents offers for sale this delightful link-detached bungalow. With NO CHAIN, this property is ready for you to move in and make it your own.

Upon entering, you are greeted by a welcoming entrance hall that leads to five spacious reception rooms, including a cosy lounge, a dining room, and an extended kitchen that flows seamlessly into a bright garden room at the rear. This layout is ideal for both entertaining guests and enjoying quiet family time. The bungalow features two generous double bedrooms, complemented by a modern re-fitted shower room, ensuring ample space for relaxation.

The garage has been thoughtfully converted into two versatile rooms, currently serving as a craft room and an office. This space could easily be transformed into a dressing room or en-suite, depending on your needs.

Recent updates include a new boiler installed in October 2025, and the property has been fully redecorated and re-carpeted in all rooms apart from the craft room, providing a fresh and inviting atmosphere. With off-road parking for up to two vehicles and side gated access to the rear garden, this home is both practical and appealing. The garden itself is equipped with a shed that has power and light, perfect for hobbies or additional storage.

Situated within walking distance to local amenities, including a 24-hour shop, a fish and chip shop, and a hairdresser, this property is ideally located for everyday conveniences. The town centre, with its bus and train stations, offers excellent transport links to Peterborough, Stamford, Norfolk, and Lincoln via the A16.

This bungalow is a must-see to truly appreciate the generous space and thoughtful extensions it offers. Don't miss the opportunity to make this lovely home your own.



Council Tax Band: C



### Entrance Hall

UPVC obscured double glazed arch top front door into the entrance porch, UPVC obscured double glazed front door into the entrance hall, radiator, power point, loft hatch and storage cupboard with shelving. The loft is boarded, has electric, loft ladder and it is carpeted.

### Lounge

13'5 x 12'0

UPVC double glazed window to the front, radiator, power points, TV point and an archway through to the dining room.

### Dining Room

12'1 x 9'1

UPVC double glazed window to the side, internal doors to the extended kitchen, radiator, power points, boiler cupboard with a Worcester Bosch wall mounted boiler which was installed in October 2025.

### Kitchen

12'9 x 12'1

UPVC double glazed window to the rear, UPVC double glazed window to the side going onto the garden room with a stable door going onto the garden room also, internal wooden obscured single glazed window going into the dining room, base and eye level units with work surface over, sink and drainer with mixer taps over, integrated Bosch electric oven and grill with a half sized grill above, five burner gas Bosch hob, Bosch extractor fan, space and plumbing for slimline dishwasher, space and plumbing for washing machine, tiled splashback, tiled floor, radiator, power points, TV points and telephone point.

### Garden Room

12'4 x 8'1

UPVC double glazed windows to the rear and side, UPVC double glazed door to the side, radiator, power points, TV point and skimmed ceiling with inset spotlights.

### Bedroom 1

12'0 x 11'7

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

### Bedroom 2

11'0 x 10'7

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

### Craft Room

12'2 x 8'0

UPVC double glazed window and door to the front, power points, fuse box and an internal door leading through to the study.

### Study

7'8 x 6'4

UPVC double glazed window to the rear, UPVC door to the rear going onto the rear garden and power points.

### Shower Room

Modern shower room, UPVC obscured double glazed window to the rear, double shower with anti-slip shower tray which is fully tiled with a built-in mixer shower and a fixed showerhead and a separate showerhead on a sliding adjustable rail, wash hand basin with mixer taps over, comfort height WC with push button flush, wall mounted heated towel rail, fully tiled walls, skimmed ceiling with inset spotlights and extractor fan.

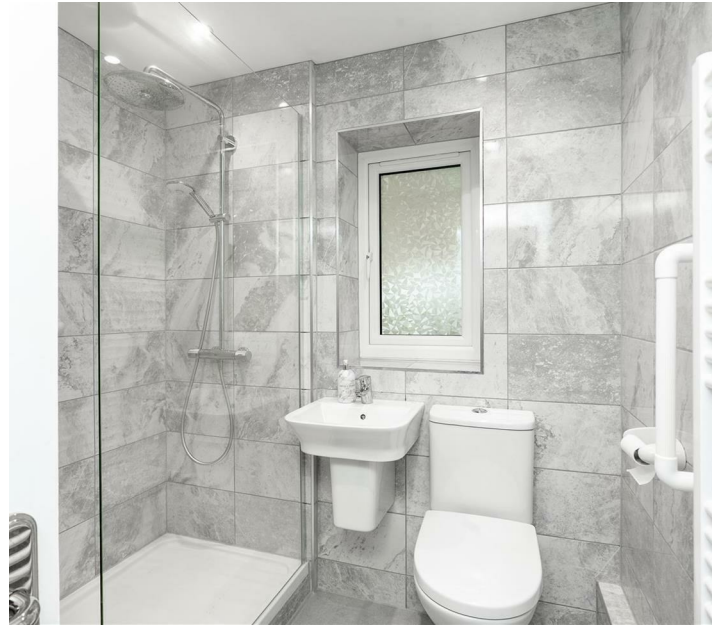
### Outside

To the outside there's a decorative chipping front garden with shrub border, the rest is block paved off-road parking for four vehicles. Side gated access that leads to the rear garden is enclosed by panel fencing, outside power points, outside lights, patio seating area, the rest is laid to lawn with an outside tap. There is a shed which was built 18 months ago.

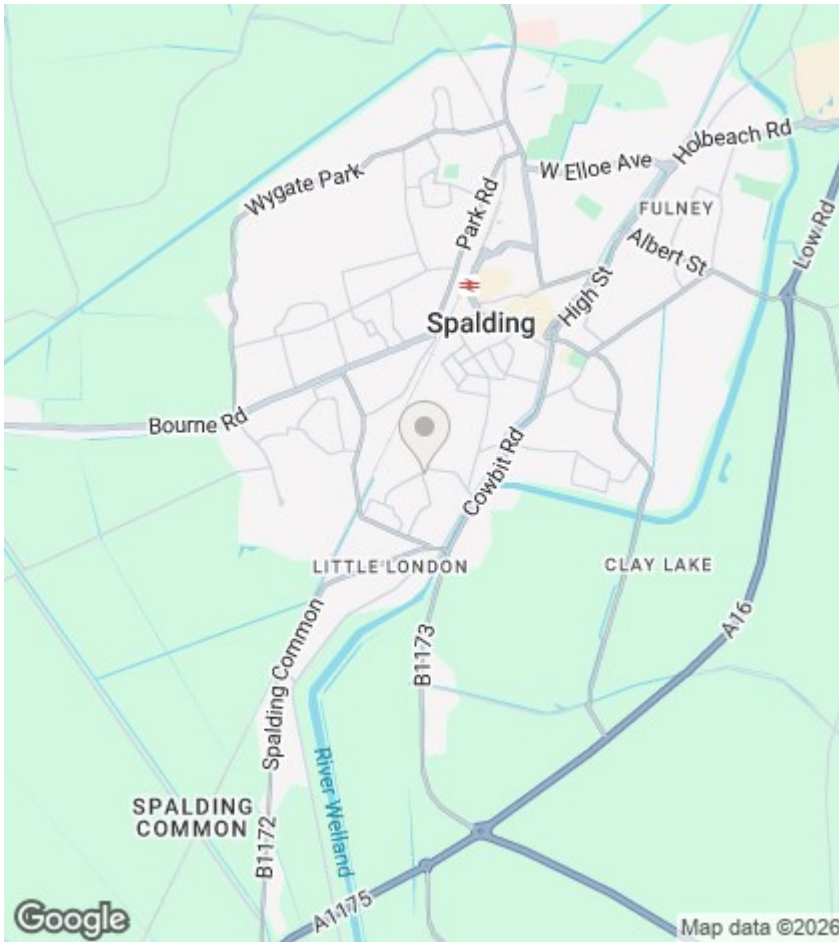
### Shed

10'0 x 8'0

Wooden lockable door to the front, wooden windows to the side, power points and lighting.







## Viewings

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

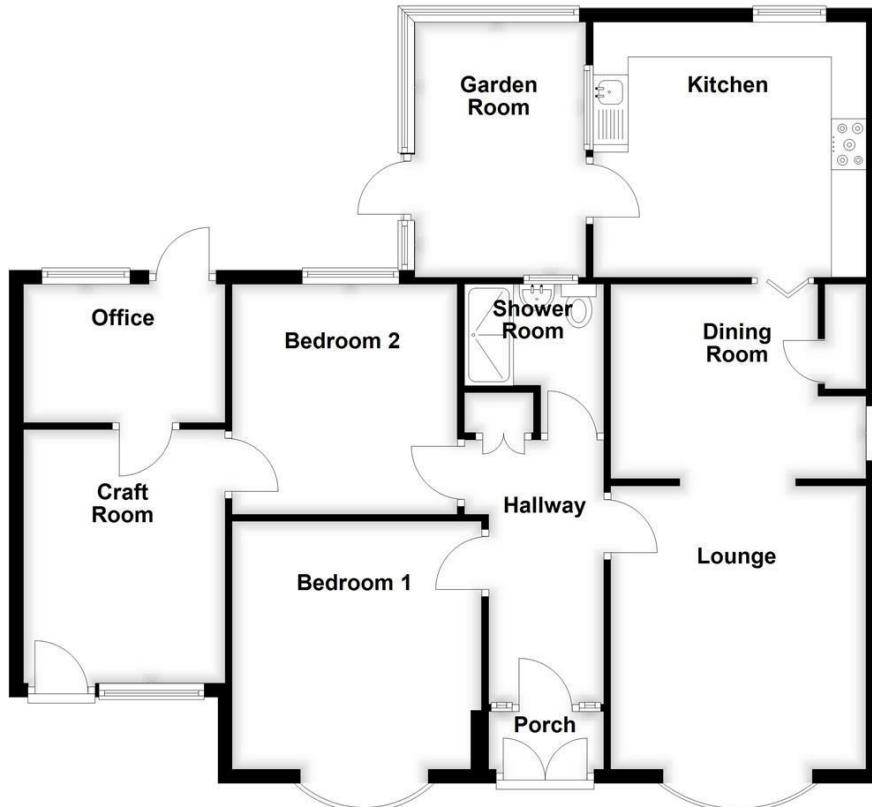
## EPC Rating:

D

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  | <b>61</b>               | <b>74</b> |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

### Ground Floor

Approx. 105.3 sq. metres (1133.3 sq. feet)



Total area: approx. 105.3 sq. metres (1133.3 sq. feet)