BRADLEY JAMES

ESTATE AGENTS

39 Branches Lane, Holbeach, Spalding, Lincolnshire, PE12 7BG

Asking price £180,000

- GENEROUSLY SIZED KITCHEN DINER
- NO CHAIN
- NON STANDARD CONSTRUCTION AT THE FRONT
- STANDARD CONSTRUCTION TO THE REAR FROM KITCHEN DINER
- OPEN VIEWS TO THE FRONT
- UTILITY/WET ROOM
- CLOSE TO LOCAL SHOPS, CAFES AND DOCTORS
- OVERSIZED DETACHED GARAGE/WORKSHOP
- GREAT ROAD LINKS TO A17 CONNECTING NORFOLK AND LINCOLN

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39 Branches Lane, Spalding PE12 7BG

Bradley James are pleased to offer for sale this non standard construction deceptively spacious, NO CHAIN, detached bungalow which offers open field views to the front and an oversized garage workshop. This is 50% non standard and 50% standard construction.

Nestled on Branches Lane in the charming town of Holbeach, this delightful detached bungalow offers a unique opportunity for comfortable living with stunning open field views to the front. With no chain, this property is perfect for those looking to settle in a peaceful yet convenient location.

The spacious accommodation features a welcoming lounge at the front, where you can enjoy picturesque views of the surrounding fields. The generous kitchen diner is ideal for family meals and entertaining, and it conveniently leads to a utility room, wet room. This bungalow boasts three well-proportioned bedrooms, providing ample space for family or guests, along with a family bathroom.

An exciting feature of this property is the outside room, which can be transformed into a study or craft room by simply knocking through a wall from the kitchen diner. This flexibility allows you to tailor the space to your needs, whether for work or leisure.

The property benefits from off-road parking and an oversized garage workshop, perfect for those who require additional storage or a workspace. The private rear garden offers a tranquil retreat, ideal for enjoying the outdoors in privacy.

Conveniently located, this bungalow is within walking distance of local amenities, including a new Aldi, Tesco, cafes, a Co-op, and several local pubs, as well as a doctor's surgery. Excellent road links via the A17 connect you to Norfolk, Lincoln, Boston, and Spalding, making this an ideal base for commuting or exploring the surrounding areas.

This individual bungalow is a must-see to truly appreciate its charm and potential. Don’t miss the chance to make it your own.

This property at the front is of non standard construction

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Council Tax Band: B

Entrance Porch
Obscured double glazed front door into the entrance porch which has UPVC double glazed windows to both sides going through a wooden door into the lounge.

Lounge
14'3 x 12'3
UPVC double glazed window to the front enjoying open field views, UPVC double glazed window to the side, gas fireplace, power points, TV point and skimmed and coved ceiling.

Kitchen Diner
15'7 x 15'4
Two UPVC double glazed windows to the side, base and eye level units with work surface over, sink and drainer with mixer taps over, space and point for freestanding cooker, space and point for fridge, exposed brick wall, door leading into the utility wet room, radiator and power points. Off the kitchen, there is an airing cupboard with wall mounted boiler, radiator and fuse box.

Utility Wet Room
11'0 x 10'7
UPVC obscured double glazed with window to the side and rear, UPVC obscured double glazed door to the side, radiator, power points, skimmed and coved ceiling with inset spotlights, wet room with tiled floor and built-in mixer shower, utility cupboard with space and plumbing for washing machine, space and plumbing for dishwasher, worktop over and power points.

Bedroom 1
11'0 x 9'8
UPVC double glazed window to the front enjoying open field views from the comfort of your bed, radiator, power points and skimmed and coved ceiling.

Inner Hallway
Loft hatch, radiator and doors off to two bedrooms, the lounge and the kitchen diner.

Bedroom 2
9'8 x 9'2
UPVC double glazed window to the side enjoying field views, radiator, power points and skimmed and coved ceiling.

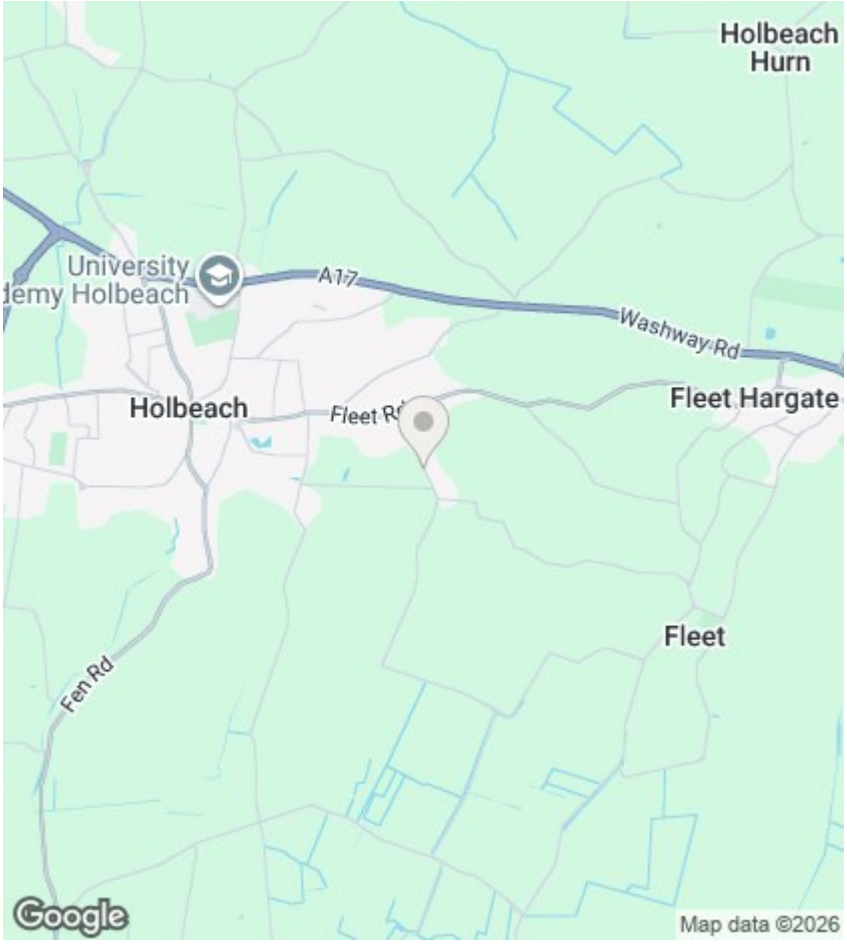
Bedroom 3
9'5 x 7'8
UPVC double glazed window to the rear, radiator, power points and skimmed and coved ceiling.

Bathroom
UPVC obscured double glazed window to the side, panel bath with mixer taps over, built-in mixer shower over, WC with push button flush, pedestal wash hand basin with mixer taps over, double shaver point and radiator.

Outside
To the front is open field views, there's gravel off-road parking for two cars with further gravel off-road parking to the side of the bungalow and an outside tap. There's an oversized detached single garage workshop. The rear garden is enclosed by panel fencing and wire fencing, it is predominantly laid to lawn, shed, well established shrub and tree boarders, outside lights and concrete path leading to the other side of the bungalow which has side gated access.

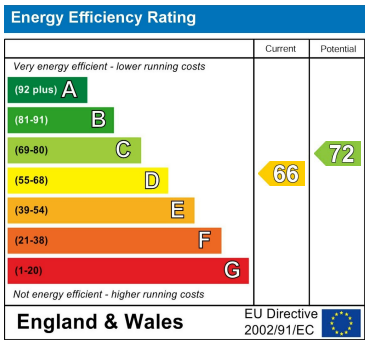
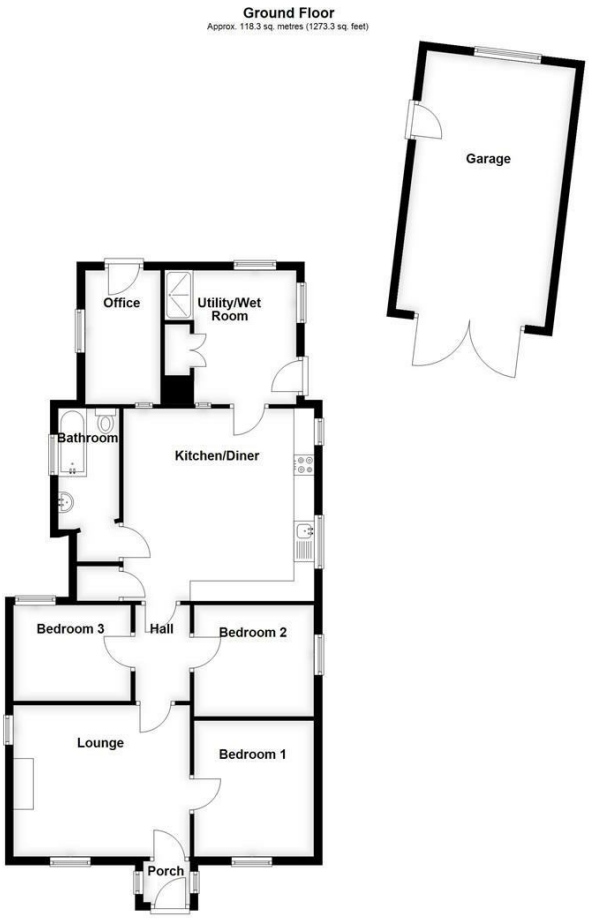
Single Garage/Workshop
21'5 x 12'1
Wooden double doors opening to the front, wooden side door, wooden sealed double glazed window to the rear, loft hatch, fuse box, power points and lighting.

Outside room/ Study/ Craft room
11'0 x 6'2
Access from the outside but can be knocked through from the kitchen diner into this room where there is currently a study/craft room, this has a solid door to the rear, UPVC obscured double glazed window to the side, wooden double glazed window looking into the kitchen diner, power points, plastered walls and ceiling and loft hatch.



Viewings

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

EPC Rating:

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