BRADLEY JAMES

ESTATE AGENTS









39 Clover Way, Spalding, Lincolnshire, PE11 3GD

Asking price £185,000

- No chain
- Two bedrooms with bedroom one having fitted bedroom furniture
- Open plan kitchen diner with French doors leading onto your private rear garden
- Spacious entrance hall with storage
- Modern bathroom suite
- Built in 2009
- Private and enclosed rear garden
- Advantageous location being walking distance to a local co op, fish and chip shop and bus stop
- Beautiful walks close by
- Popular residential location

Bradley James Estate Agents, Office 23 Welland Workspace, 10 Pinchbeck Road, Spalding, Lincolnshire, PE11 1QD
01775 233130

Bradley James welcomes you to Clover Way, Spalding, this modern semi-detached bungalow, built in 2009, offers a delightful blend of comfort and convenience. With no onward chain, this property is perfect for those looking to settle in quickly and enjoy their new home.

Upon entering, you are greeted by a spacious entrance hall that provides ample storage, setting the tone for the rest of the home. The bungalow features two well-proportioned bedrooms, with bedroom one boasting fitted furniture, ensuring both style and practicality. The open-plan kitchen diner is a highlight, featuring French doors that lead directly to a private rear garden, creating an ideal space for entertaining or simply enjoying the outdoors. The modern bathroom suite adds a touch of luxury to your daily routine, while the inviting lounge completes the accommodation, providing a cosy retreat for relaxation.

Outside, the property benefits from off-road parking for one vehicle, with additional visitor spaces available. The side gated access leads to the private rear garden, which is equipped with power for a hot tub, perfect for unwinding after a long day.

The location is particularly advantageous, being within walking distance to local amenities including a bus stop, a Co-op shop, and a delightful fish and chip shop. Additionally, Vernatts offers scenic waterfront walks, making this area a wonderful place to live.

This bungalow is an excellent opportunity for those seeking a modern, low-maintenance home in a friendly community. Don't miss your chance to make this lovely property your own.

2 1 1

Council Tax Band: B







Entrance Hall
UPVC obscured double glazed front door into the wider than average entrance hall, radiator, power points, telephone points, loft hatch, loft which is boarded out and has a loft ladder, coat cupboard and a storage cupboard with wall mounted gas boiler and fuse box.

Lounge
12'2 x 10'6
UPVC double glazed window to the front, radiator, power points, telephone points, TV point and modern fireplace.

Kitchen Diner
15'0 x 9'0
UPVC double glazed window and French doors to the rear garden, base and eye level units with work surface over with sink and drainer with mixer taps over, integrated electric oven and grill with a four burner gas hob and extractor over, space and plumbing for washing machine, space and point for fridge freezer, tiled splashback, tiled floor, inset spotlights, power points and radiator.

Bedroom 1
12'6 x 10'0
UPVC double glazed window to the rear, radiator, power points and fitted modern bedroom furniture with built-in wardrobes, overhead storage cupboards, bedside tables and chest of drawers.

Bedroom 2
10'0 x 7'0
UPVC double glazed window to the front, radiator, power points and TV points.

Bathroom
Four piece bathroom suite, UPVC obscured double glazed window to the rear, WC with push button flush, pedestal wash hand basin with mixer tap over, panel bath with mixer tap over, separate shower cubicle which is fully tiled with a built-in mixer shower, wall mounted heated towel rail with double shaver point, extractor fan and inset spotlights.

Outside
The property has tarmac off-road parking and three visitor parking spaces, there is a patio ramp style path leading to the front door with a storm porch and courtesy light, side gated access leading to the rear garden which is enclosed by panel fencing, it benefits from not being overlooked, shed with power and lighting connected and outside power points, the rest is laid to lawn with an enclosed area with space for a hot tub, another enclosed area off of the kitchen diner which is laid to patio with an outside light, another outside power point and outside tap.





















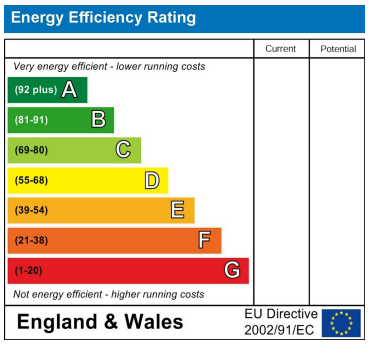




Viewings

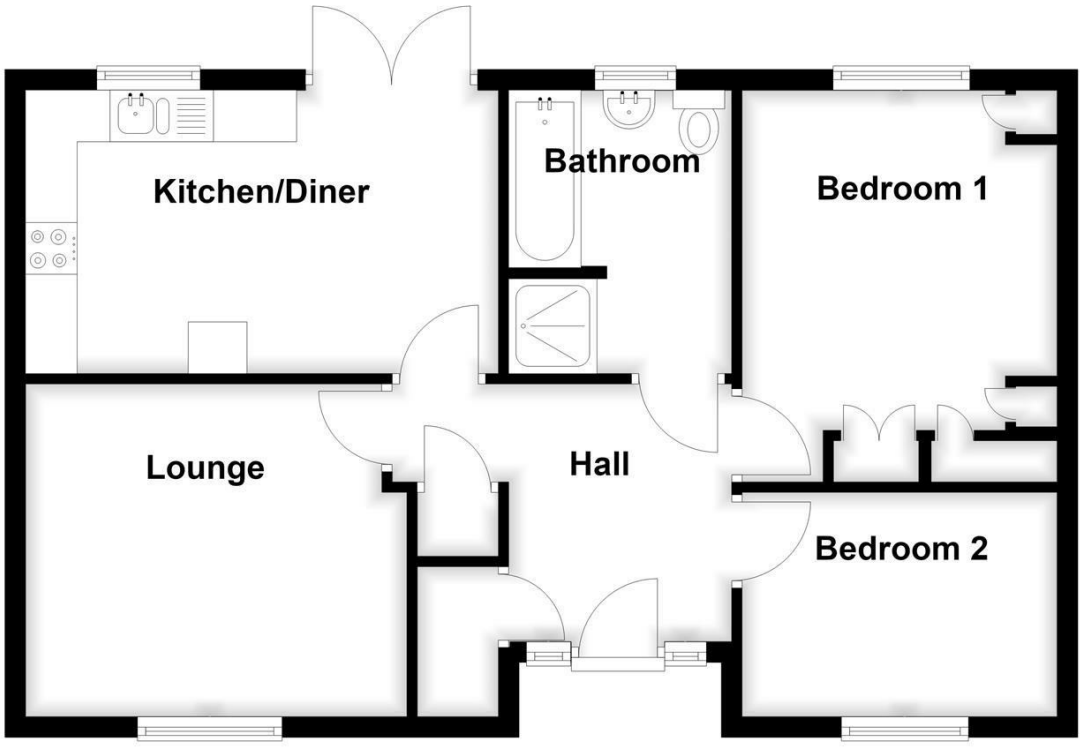
Viewings by arrangement only. Call 01775 233130 to make an appointment.

EPC Rating:



Ground Floor

Approx. 58.8 sq. metres (632.6 sq. feet)



Total area: approx. 58.8 sq. metres (632.6 sq. feet)

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