BRADLEY JAMES

ESTATE AGENTS

33 West Elloe Avenue, Spalding, Lincolnshire, PE11 2BH

Asking price £230,000

- NO ONWARD CHAIN
- OPEN PLAN HUB OF THE HOME KITCHEN DINER
- GARDEN ROOM
- EPC RATING C
- 3-4 MINUTE DRIVE TO TOWN AND TRAIN STATION
- SPACE FOR CARAVAN OR MOTORHOME
- THREE BEDROOMS
- NEW GAS BOILER
- NOT OVERLOOKED FROM THE REAR
- SUMMER HOUSE AND WASH HOUSE

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33 West Elloe Avenue, Spalding PE11 2BH

NO ONWARD CHAIN

Located on West Elloe Avenue in Spalding, this charming detached bungalow, built in 1955, presents an excellent opportunity for families or retired couples seeking a comfortable and spacious home. The property boasts a generous entrance hall that sets a welcoming tone, leading to a bright lounge situated at the front of the house. An inner hallway features a convenient cloakroom, enhancing the practicality of the layout.

The heart of the home is undoubtedly the open-plan kitchen diner, which flows seamlessly into a delightful garden room. This space offers lovely views over the rear garden, making it perfect for both entertaining and everyday living. The bungalow comprises three well-proportioned bedrooms, complemented by a modern shower room suite that caters to all your needs.

Outside, the property excels with ample off-road parking for up to six vehicles, making it ideal for families with multiple cars or those with a caravan or motorhome. A side gate provides easy access to the rear garden, which is not overlooked, ensuring a sense of privacy. Additional features include an outside wash house equipped with power and plumbing for a washing machine, a charming summer house, and a patio seating area, perfect for enjoying the outdoors.

Conveniently located, the local doctor's surgery is just a short walk away, while the town centre is a mere 3-4 minute drive. The train station is also within a 4-minute drive, providing excellent transport links. For shopping enthusiasts, the Springfields Garden Outlet Centre is only a 5-minute drive away, and the property benefits from great road connections to the A16, linking you to Norfolk, Lincoln, and Peterborough.

This delightful bungalow offers a perfect blend of comfort, convenience, and charm, making it a must-see for prospective buyers.

3 1 2 C

Council Tax Band: C

Entrance Hall
Composite obscured double glazed front door into the entrance porch which has UPVC double glazed windows to both sides, UPVC obscured double glazed door going into the entrance hall, power points, radiator, skimmed and coved ceiling with inset spotlights and loft hatch.

Cloakroom
UPVC double glazed window to the side, WC with push button flush, vanity wash hand basin with mixer taps over and storage cupboard beneath, tiled splashback, tiled floor, power points and skimmed ceiling with inset spotlights.

Lounge
12'0 x 11'5
UPVC double glazed window to the front, space for log burner, power points, TV point, telephone point, radiator, wall lights and a cupboard housing the newly installed boiler.

Kitchen Diner
18'1 x 11'5
Double aspect with 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 double range cooker, space and point for American fridge freezer, tiled splashback, radiator, power points, telephone point and skimmed and coved ceiling with inset spotlights.

Garden Room
10'4 x 9'2
Brick and UPVC construction with patio UPVC double glazed door to the side, UPVC double glazed French doors to the rear, radiator and power points.

Bedroom 1
11'6 x 11'0
UPVC double glazed window to the side, radiator, power points, storage cupboards and skimmed and coved ceiling.

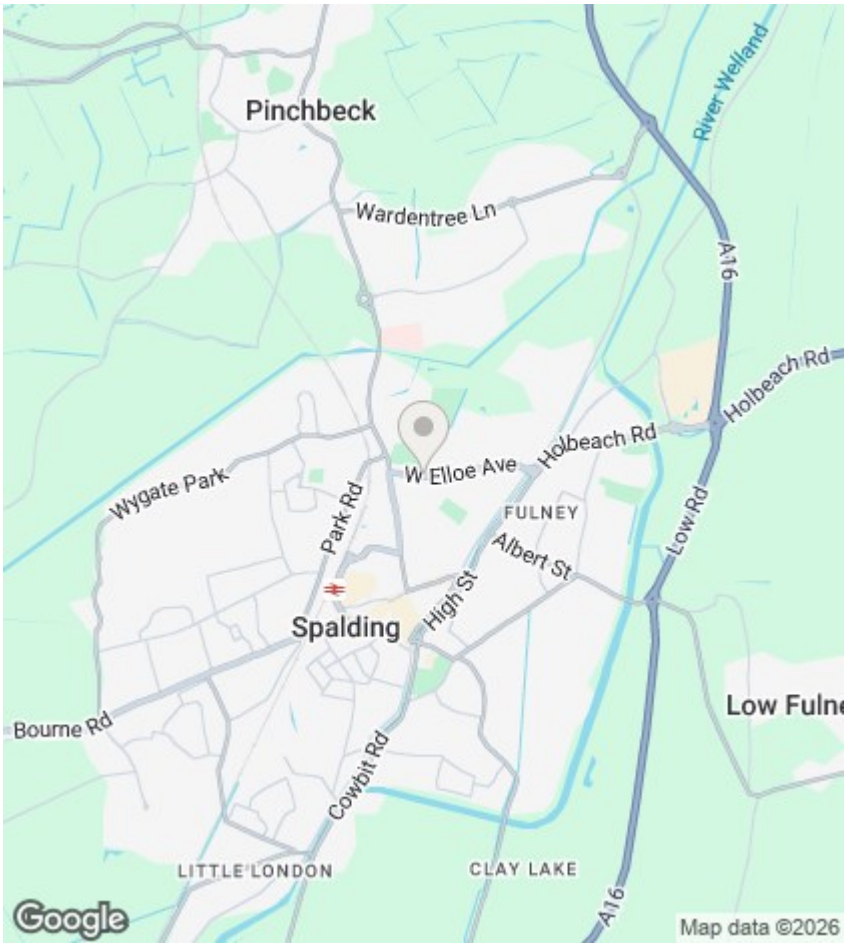
Bedroom 2
12'0 x 11'5
UPVC double glazed window to the front, built-in wardrobes, radiator, power points and skimmed and coved ceiling.

Bedroom 3
10'0 x 9'6
UPVC double glazed window to the rear, radiator, power points, built-in single wardrobe and skimmed and coved ceiling.

Shower Room
UPVC obscured double glazed window to the rear, double shower with a fixed rain style showerhead and a separate handheld showerhead with a built-in mixer shower, vanity wash hand basin with mixer taps over, WC with push button flush set in storage units beneath with cupboards, drawers and worksurface over, two wall mounted heated towel rails, fully tiled walls, tiled floor, extractor fan and inset spotlights.

Outside
To the outside it's low maintenance being laid to gravel providing off-road parking to the front and side for numerous vehicles. There is side access leading through to the rear garden which is enclosed by panel fencing and a brick wall to the rear, it is predominantly laid to lawn, a patio seating area, summer house with power, a shed to the side, outside tap and a wash house.

Wash House
6'1 x 4'5
Single glazed window to the side, wooden door to the side, space and plumbing for washing machine and power and lighting connected. (Restricted head height)

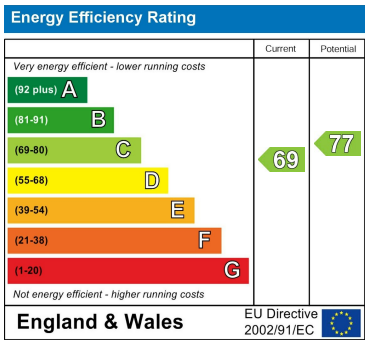


Viewings

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

EPC Rating:

C



Total area: approx. 96.1 sq. metres (1034.1 sq. feet)