BRADLEY JAMES

ESTATE AGENTS

20 Sunningdale Avenue, Spalding, PE11 2SP

Asking price £245,000

- No Chain
- Lounge
- Two Double Bedrooms
- Modern Boiler
- Private Rear Garden
- Extended To The Rear
- Garden Room With Vaulted Ceiling
- Shower Room
- Single Garage
- Walking Distance To Local Shops

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20 Sunningdale Avenue, Spalding PE11 2SP

NO CHAIN

Nestled on Sunningdale Avenue in the charming town of Spalding, this deceptively spacious detached bungalow offers a delightful blend of comfort and convenience. With two generous double bedrooms and two inviting reception rooms, including a spacious lounge and a lovely garden room, this property is perfect for those seeking a tranquil yet accessible lifestyle.

As you step inside, you are welcomed by a roomy entrance hall that leads to the well-appointed double bedrooms and a modern shower room, thoughtfully designed to serve both sleeping quarters. The heart of the home is the open-plan kitchen diner, equipped with integrated appliances, which flows seamlessly into the garden room. This bright space features a vaulted ceiling and French doors that open onto your private rear garden, creating an ideal setting for relaxation and entertaining.

The current owner has installed a new boiler since acquiring the property in 2021. Outside, you will find off-road parking and a single garage, along with side gated access to the rear garden, which boasts a patio seating area and a shed for additional storage.

This bungalow is perfectly situated within walking distance of local amenities, including a 24-hour shop, petrol station, hairdressers, and a gym. For those who enjoy the outdoors, beautiful riverside walks are just a four-minute stroll away, leading you to the town centre where you can explore shops, restaurants, and transport links, including a train and bus station. The Spalding water taxi offers a unique way to navigate the town's river system, with convenient access to the Springfields garden outlet centre.

With excellent road links to the A16, connecting you to Peterborough, Stamford, Lincoln, and Norfolk, this property is not to be missed. Offered with no chain, it presents a wonderful opportunity for those looking to downsize.

2 1 2 D

Council Tax Band: B

Entrance Hall
UPVC obscured double glazed front door into the entrance hall, loft hatch with loft ladder and it is boarded, radiator, power points and skimmed and coved ceiling.

Lounge
16'0 x 11'3
UPVC double glazed window to the front, radiator, power points, TV point and skimmed and coved ceiling.

Kitchen Diner
20'0 x 12'0 x 10'4
UPVC double glazed window in the kitchen to the rear, UPVC double glazed French doors in the dining area leading through to the extended garden room, base and eye level units with work surface over, sink and drainer with mixer taps over, integrated electric oven and grill with four burner gas hob extractor over, freestanding dishwasher, freestanding washing machine, integrated fridge, integrated freezer, tiled floor, radiator, power points and skimmed and coved ceiling with inset spotlights.

Garden Room
12'8 x 9'7
Of brick and UPVC construction with a vaulted ceiling, UPVC double glazed French doors going out onto the rear garden, UPVC double glazed French doors leading through to the kitchen diner, radiator, power points, TV point, wall lights and skimmed ceiling.

Bedroom 1
12'0 x 11'4
UPVC double glazed window to the front, radiator, power points, TV point and skimmed and coved ceiling.

Bedroom 2
12'0 x 10'6
UPVC double glazed window to the rear, radiator, power points, TV points, telephone points and skimmed and coved ceiling.

Shower Room
UPVC obscured double glazed window to the rear, shower with electric shower over, WC, vanity wash hand basin with mixer tap over and storage cupboard beneath, storage cupboard at eye level, wall mounted heated towel rail, fully tiled walls, skimmed and coved ceiling and airing cupboard with shelving.

Outside
The front garden is low maintenance and has concrete off-road parking which leads to the single garage. Sided access leading to the rear garden which is enclosed by panel fencing, laid to lawn area, extended patio seating area, variety of trees and shrubs, there is also a shed.

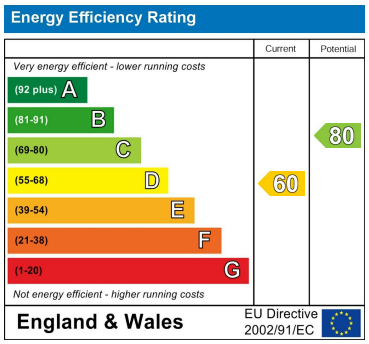
Single Garage
16'0 x 9'0
Wall mounted combi boiler, power points and fuse box.

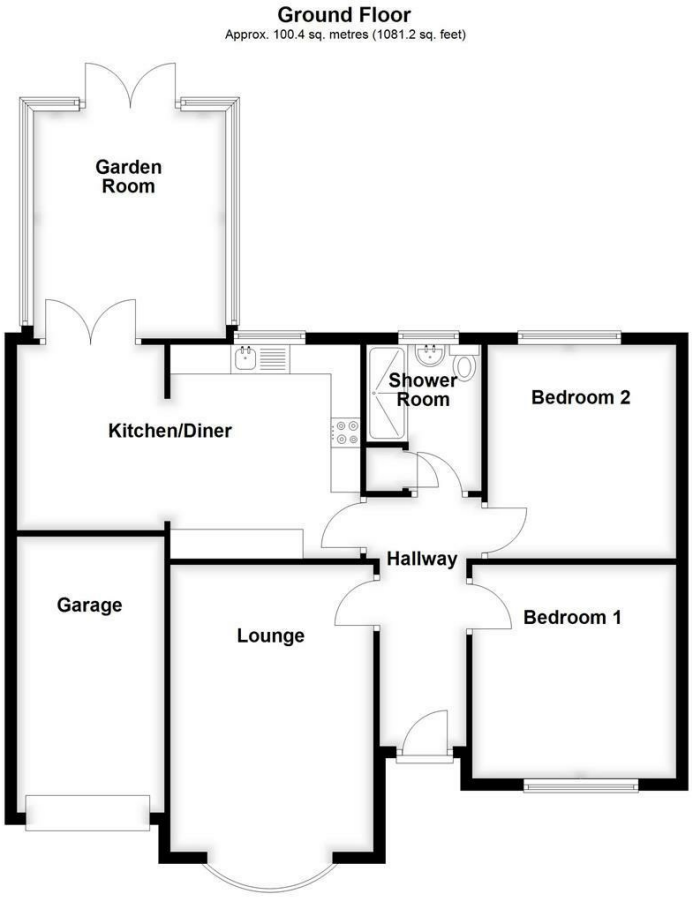
Viewings

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

EPC Rating:

D





Total area: approx. 100.4 sq. metres (1081.2 sq. feet)