



BRADLEY JAMES

ESTATE AGENTS



## 12 Cleveland Close, Spalding, PE12 6BE

Asking price £249,950

- Cul de sac location
- Two reception rooms
- Utility room and cloakroom
- Off road car parking and single garage
- Great road links to A16
- Three bedrooms
- Kitchen with walk in pantry
- Modern upstairs bathroom
- Modern boiler
- Walking distance to a local primary and two secondary schools

Nestled at the end of a tranquil cul-de-sac on Cleveland Close in Spalding, this delightful detached family home offers a perfect blend of modern living and convenience. As you step inside, you are greeted by a spacious entrance hall that sets the tone for the rest of the property. The ground floor features two generous reception rooms, including a bright lounge and a separate dining room, which provide lovely views over the well-maintained garden.

The modern kitchen is a true highlight, complete with a walk-in pantry and a separate utility room, ensuring that all your culinary needs are met with ease. Additionally, a cloakroom adds to the practicality of this charming home.

Ascending to the first floor, you will find a spacious landing that leads to three comfortable bedrooms, each offering a peaceful retreat, along with a contemporary bathroom.

Outside, the property boasts off-road parking for up to three vehicles, which can be extended, this leads to a single garage, while side gated access provides a convenient route to the rear garden. The location is particularly appealing, being within walking distance to a local primary school and two secondary schools, making it ideal for families. The town centre, with its array of restaurants, supermarkets, and a train station, is just a short 3-4 minute drive away.

Spalding itself is a charming town steeped in history, surrounded by beautiful countryside walks that are right on your doorstep. With excellent road links to the A16, connecting you to Peterborough, Stamford, Norfolk, and Lincoln, this property offers both a serene lifestyle and easy access to nearby amenities. Additionally, the popular Springfields Garden Outlet Centre is only a five-minute drive away, making this home a perfect choice for those seeking comfort and convenience in a popular setting.



Council Tax Band: C



### Entrance Hall

Composite obscured double glazed front door into the entrance hall which has stairs leading up to the first floor accommodation, radiator and power points.

### Lounge

15'2 x 12'4

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

### Dining Room

11'5 x 9'7

UPVC double glazed windows and door to the rear garden, radiator and power points.

### Kitchen

11'4 x 8'5

UPVC double glazed window to the rear with inset blinds, base and eye level units with quartz work surface over, Franke sink with mixer taps over, integrated electric oven and grill with an electric hob and extractor over, integrated microwave and convection oven and grill, space and point for fridge freezer, tiled splashback, tiled floor, under stairs storage cupboard and a walk-in pantry.

### Utility Room

7'5 x 6'5

UPVC double glazed windows to the side and rear, UPVC double glazed door to the rear with inset blinds, space and plumbing for washing machine, base unit with worksurface over, tiled floor and power points.

### Cloakroom

UPVC double glazed window to the side, WC, wash hand basin with taps over and tiled floor.

### Landing

UPVC double glazed window to the side, loft hatch and power point.

### Bathroom

UPVC obscured double glazed window to the rear, panel bath with taps over, electric shower with shower screen, pedestal wash hand basin with tap over, WC, fully tiled walls and radiator.

### Bedroom 1

14'1 x 11'0

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

### Bedroom 2

12'8 x 11'0

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

### Bedroom 3

8'7 x 7'4

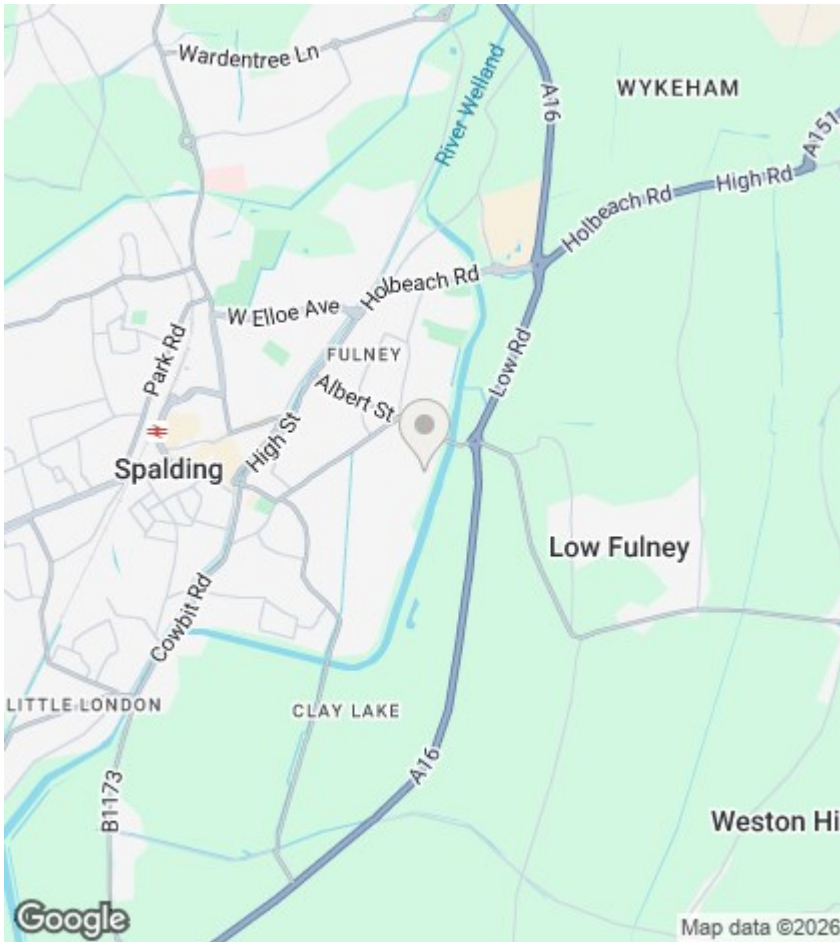
UPVC double glazed window to the front, radiator, power points and a built-in wardrobe.

### Outside

The property sits on a good sized plot with off-road parking which leads to the single garage, the rest is landscaped to the front with side gated access leading to the rear garden. The rear garden is enclosed by panel fencing, it is predominantly laid to lawn, extended patio seating area, a shed and a greenhouse.







## 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) A			
(81-91) B			
(69-80) C			78
(55-68) D	65		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

