



BRADLEY JAMES

ESTATE AGENTS



## Tidswell Bungalow Burr Lane, Spalding, PE12 6AZ

Asking price £289,000

- DECEPTIVELY SPACIOUS BUNGALOW
- 25FT LOUNGE
- 19FT DINING ROOM
- EXCELLENT ROAD LINKS
- OFF ROAD PARKING FOR FOUR CARS
- THREE/FOUR DOUBLE BEDROOMS
- 19FT KITCHEN DINER
- VERSATILE LOFT CONVERSION
- GENEROUS AMOUNT OF OUTDOOR SPACE
- FRONT AND REAR GARDEN

# Tidswell Bungalow Burr Lane, Spalding PE12 6AZ

Nestled on the edge of Spalding, this charming bungalow on Burr Lane offers a delightful blend of comfort and modern living, surrounded by elegant properties in a tranquil setting. The property boasts a generous plot, providing ample space for both front and rear gardens, perfect for family gatherings or quiet relaxation.

Upon entering, you are greeted by a spacious entrance hall that leads to three well-appointed bedrooms and a contemporary bathroom. The heart of the home is undoubtedly the impressive 25 ft lounge, featuring a unique spiral staircase imported from Italy, which ascends to a versatile loft conversion. This additional space can serve as a further reception room or a teenager's bedroom, catering to the needs of a growing family.

The bungalow also includes a 17 ft family room and a 19 ft dining room, which is enhanced by internal French doors that seamlessly connect to the 19 ft kitchen. This well-designed layout ensures that entertaining guests or enjoying family meals is both enjoyable and convenient. Additionally, a utility boot room provides practical storage and laundry space.

With parking available for up to four vehicles, accessibility is a key feature of this property. The recent installation of new windows and doors in 2020 adds to the modern appeal and energy efficiency of the home.

Spalding itself is a vibrant town, offering excellent educational facilities, including a boys' grammar school and a girls' high school. The local train station and the nearby Springfields Garden Outlet Centre further enhance the convenience of this location. With great road links to the A16, you can easily reach Peterborough, Stamford, Norfolk, and Lincoln.

Having been cherished by the vendor for 48 years, this family home is ready for its next chapter. It presents a wonderful opportunity for those seeking a spacious and inviting residence in a desirable area.



Council Tax Band:



### Entrance Hall

Composite double glazed front door, radiator, power points and a loft hatch.

### Lounge

25'3 x 11'3

UPVC double aspect with double glazed windows to the front and side, coved ceiling, radiator and spiral staircase leading to the loft conversion.

### Family Room

17'1 x 11'6

UPVC double glazed window to the front, coved ceiling, radiator, power points and a fireplace.

### Kitchen Diner

19'5 x 11'8

UPVC double glazed windows to the side, coved ceiling with inset spotlights,, radiator, base and eye level units with worktop over, tiled splashback, integrated washing machine, integrated dishwasher, freestanding Range cooker with oven and grill, extractor over, sink and drainer with mixer tap over and space and point for American fridge freezer. tiled floor and power points.

### Dining Room

19'5 x 11'8

Coved ceiling, laminate flooring, built in cupboard, doors leading into the kitchen, lounge and hallway.

### Utility/Boot Room

11'8 x 11'3

UPVC double glazed window and stable door to the side, coved ceiling, tiled floor, power points, radiator, wall mounted gas boiler.

### Bedroom 1

12'5 x 10'5

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

### Bedroom 2

12'10 x 8'7

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

### Bedroom 3

9'4 x 6'11

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

### Loft Conversion/Bedroom 4

25'3 x 7'4

UPVC double glazed windows to the side and radiator.

### Family Bathroom

8'5 x 5'1

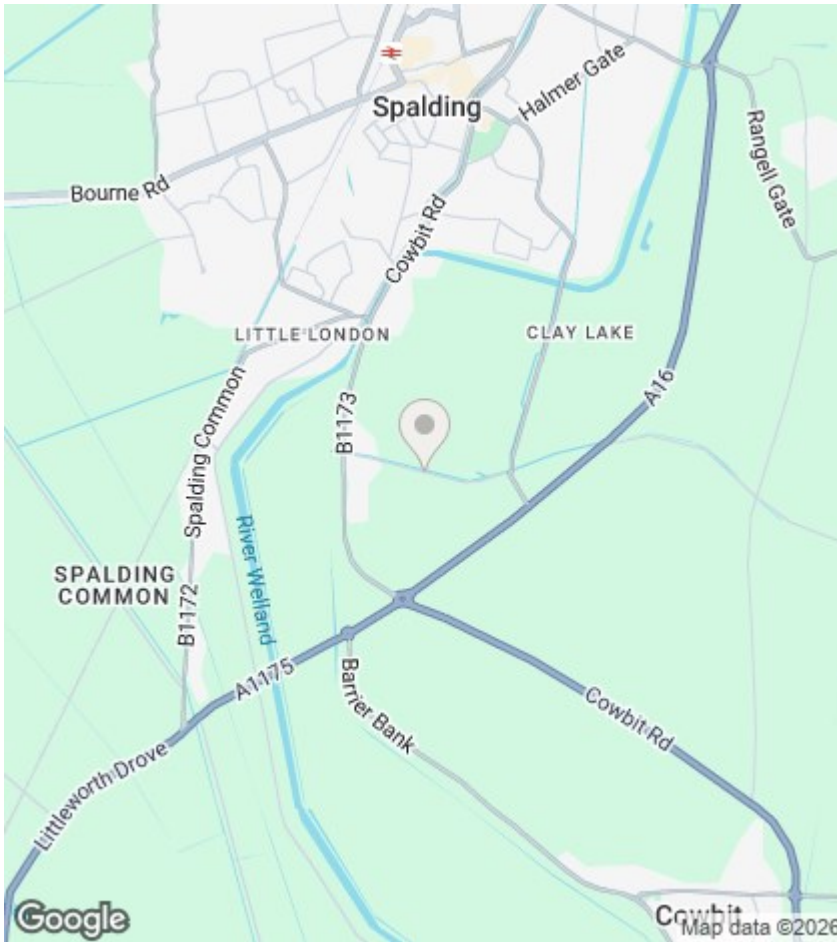
UPVC obscured double glazed window to the rear, tiled floor, full height tiled walls. fitted with a three piece suite, panel bath with shower over, shower screen, wc with push button flush and pedestal wash hand basin with taps over and wall mounted heated towel rail.

### Outside

To the front of the property is a gravel drive providing off road parking for multiple vehicles and a generous lawn area to the front which is enclosed by timber fence. Side gated access that leads to your rear garden. The rear garden is laid to lawn with a block paved seating area. There is outside power and cold water tap.







## Viewings

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

## EPC Rating:

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

