



BRADLEY JAMES

ESTATE AGENTS



32 Coronation Avenue, Deeping St. Nicholas, Spalding, PE11 3EP

Guide price £185,000

- No chain
- Lounge with log burner
- Extended garden room with central heating
- Single garage and off road parking
- Walking distance to local shop, farm shop and primary school
- First time on the market in 27 years
- Open Plan Kitchen Diner
- Upstairs modern shower room
- Good size rear garden
- Great road links to Peterborough, Stamford and Spalding

32 Coronation Avenue, Spalding PE11 3EP

Guide Price £185,000-£200,000

Nestled on Coronation Avenue in the charming village of Deeping St. Nicholas. This delightful semi-detached house presents a rare opportunity, having not been on the market for 27 years. This is offered with NO CHAIN.

The property boasts a welcoming EXTENDED entrance hall that leads into a cosy lounge, complete with a feature LOG BURNER, perfect for those chilly evenings. The heart of the home is the open-plan kitchen diner, which flows effortlessly into an extended garden room at the rear, providing a wonderful space for family gatherings and entertaining.

Upstairs, you will find three well-proportioned bedrooms, complemented by a modern shower room, ensuring comfort and convenience for all. The outside space is equally impressive, featuring off-road parking for up to four vehicles, leading to a single garage. The property benefits from two rear gardens; one is enclosed by hedging, offering a private retreat, while the other is laid to lawn, providing ample space for outdoor activities.

Conveniently located, the property is just a short stroll from a local shop and a delightful farm shop with a café, as well as a primary school, making it ideal for families. For those seeking further amenities, Crowland is merely a five-minute drive away, offering additional shops, schools, and pubs. The property also enjoys excellent road links, connecting you to Peterborough, Stamford, and Spalding, making it a perfect choice for commuters.

This charming home combines comfort, space, and a prime location, making it an excellent opportunity for anyone looking to settle in a friendly village community.

There is a private sewage plant on this road, which costs approximately £30-£40 per month.



Council Tax Band: A



Entrance Hall

UPVC obscured double glazed front door and window to the front, into the entrance hall which has stairs leading off to the first floor accommodation, tiled floor and radiator.

Lounge

14'0 x 13'0

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

Kitchen Diner

17'3 x 8'0

UPVC double glazed window to the rear, UPVC double glazed door going onto the garden room, base and eye level units with work surface over, sink and drainer with mixer taps over, integrated electric oven and grill with a electric hob and extractor over, space and plumbing for washing machine, space and point for fridge, space and point for freezer, tiled splashback, radiator, telephone point, under stairs storage cupboard with floor mounted oil boiler and fuse box.

Sun Room

11'5 x 11'2

UPVC double glazed French doors to the side onto the garden, radiator, power points and skimmed ceiling.

Landing

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

Shower Room

UPVC obscured double glazed window to the front, WC with push button flush, pedestal wash hand basin with taps over, separate shower cubicle with an Aqualisa built-in mixer shower, fully tiled walls, radiator and inset spotlights.

Bedroom 1

12'0 x 8'7

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

Bedroom 2

11'0 x 9'2

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

Bedroom 3

8'2 x 8'3

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

Outside

The property comes with off-road parking which leads

to a concrete sectional block garage with an up and over door, side gated access leading to the first part of the rear garden which is enclosed by hedging, it has a patio seating area, shed, the rest is laid to lawn and there's an outside toilet in the first part of the garden. Behind the hedge is the second part of the rear garden which is enclosed by panel fencing to the rear, hedge to the right and it's open to the left so this would need enclosing, it is laid to lawn and has another shed.



Directions

Viewings

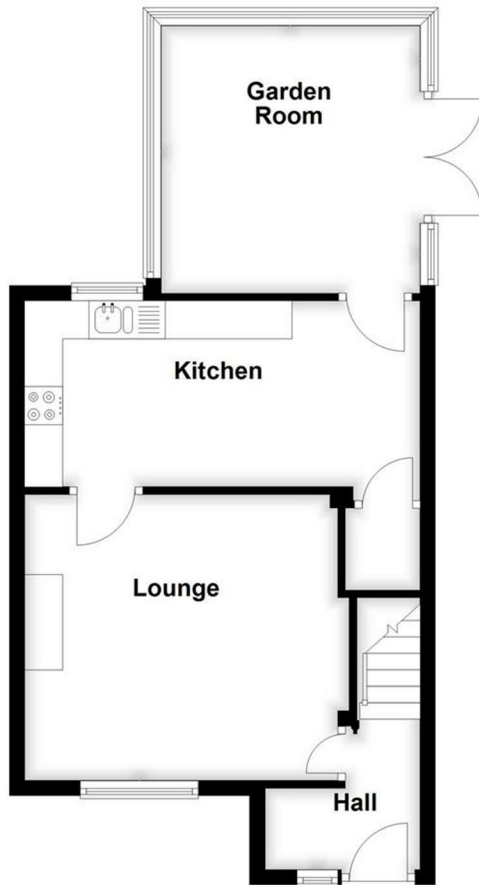
Viewings by arrangement only. Call 01775 233130 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx. 47.2 sq. metres (508.4 sq. feet)



First Floor

Approx. 32.6 sq. metres (351.0 sq. feet)

