



BRADLEY JAMES

ESTATE AGENTS



31 Clay Lake, Spalding, PE11 2QG

Asking price £275,000

- No chain
- Three reception rooms
- Bespoke brick wall and metal gates to the front leading to off road parking for five
- Walking distance to local Tesco express with post office
- Train station in Spalding town centre
- Individual build and design
- Kitchen and utility room
- Private rear garden
- Walking distance to a local primary school and two secondary schools
- Beautiful countryside and river walks close by

Nestled in the charming area of Clay Lake, Spalding, this modern 1332 sq ft NO CHAIN detached family home, built in 2005, offers a delightful blend of comfort and style. As you step through the front door, you are welcomed by a uniquely designed entrance hall featuring a striking vaulted ceiling, which creates a bright and airy atmosphere throughout the property.

The ground floor boasts three spacious reception rooms, including a generous lounge and a family/dining room that seamlessly connects to a lovely conservatory. This inviting space provides picturesque views of the private rear garden and direct access to it, making it perfect for entertaining or simply enjoying the outdoors. The well-appointed kitchen, utility room, and a convenient cloakroom complete the ground floor layout.

Ascending to the first floor, you will find three well-proportioned bedrooms. The master bedroom benefits from an en-suite shower room, while the remaining two bedrooms share a modern family bathroom, ensuring ample facilities for all.

Outside, the property offers extensive off-road parking for up to five vehicles, secured by double metal gates and a bespoke brick wall. The side access leads to a private rear garden, which features a patio and decking area, ideal for al fresco dining, alongside a well-maintained lawn.

The location is particularly advantageous, with a local primary school and two secondary schools within walking distance. A Tesco Express, complete with a post office, and a popular fish and chip shop are also nearby. The town centre is just a five-minute drive or a leisurely 20-minute walk away, providing access to a train station, supermarkets, restaurants, and the stunning countryside with scenic river walks. With excellent road links via the A16 connecting to Peterborough, Stamford, Norfolk, and Lincoln, this property is a fantastic opportunity for families seeking a modern home in a convenient location. Offered with no chain, this is a must-see!



Council Tax Band: D



Entrance Hall

Obscured double glazed front door into the entrance hall which has a feature vaulted ceiling, two UPVC double glazed windows to the front, stairs leading to the first floor accommodation, radiator, under stairs storage, triple storage cupboard with mirrored front and skimmed ceiling with inset spotlights.

Cloakroom

UPVC obscured double glazed window to the side, WC with push button flush, wash hand basin with taps over, half height tiled walls, tiled floor, radiator and skimmed and coved ceiling.

Lounge

15'1 x 15'0

UPVC double glazed window to the rear, UPVC double glazed French doors to the rear garden, internal door leading through to the dining room and entrance hall, wall mounted fireplace, power points, radiator, media plate with TV point, satellite point and telephone point, data point and skimmed and coved ceiling.

Kitchen

13'5 x 10'0

Two UPVC double glazed windows to the front, base and eye level units with worksurface over, integrated oven, five burner gas hob with extractor over, sink and drainer with mixer tap over, space and point for American fridge freezer, space and plumbing for dishwasher, tiled floor, power points and skimmed and coved ceiling with inset spotlights.

Utility Room

11'3 x 4'1

Wooden stable door to the side, base and eyelevel units with worksurface over, wall mounted Viessmann gas boiler, space and plumbing for washing machine, tiled floor, power points, radiator and skimmed and coved ceiling with inset spotlights.

Dining Room

17'1 x 10'3

UPVC double glazed French doors leading onto the conservatory to the rear, UPVC double glazed window to the side, radiator, power points and skimmed and coved ceiling.

Conservatory

10'0 x 9'8

Brick and UPVC construction with UPVC double glazed French doors to the rear garden and power points.

Landing

UPVC double glazed window to the front, radiator and skimmed ceiling.

Bedroom 1

13'0 x 12'6

Two UPVC double glazed windows to the front, radiator, power points and skimmed ceiling.

Bedroom 1 En-suite

Shower room, UPVC obscured double glazed window to the side, WC with push button flush, wash hand basin with mixer taps, separate shower cubicle which is fully tiled with a built mixer shower with a fixed showerhead and a separate showerhead on the sliding adjustable rail, heated towel rail, fully tiled walls and skimmed ceiling with inset spotlights and extractor fan.

Bedroom 2

11'8 x 10'3

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

Bedroom 3

12'2 x 10'4

UPVC double glazed window to the rear, radiator, power points and skimmed ceiling with loft hatch.

Outside

To the front there's a brick wall with metal double gates which open up to the gravel off-road parking for four cars. The rest is laid to lawn and has side gated access leading to the rear garden which is enclosed by panel fencing, has a patio seating area and a decking area.







Viewings

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

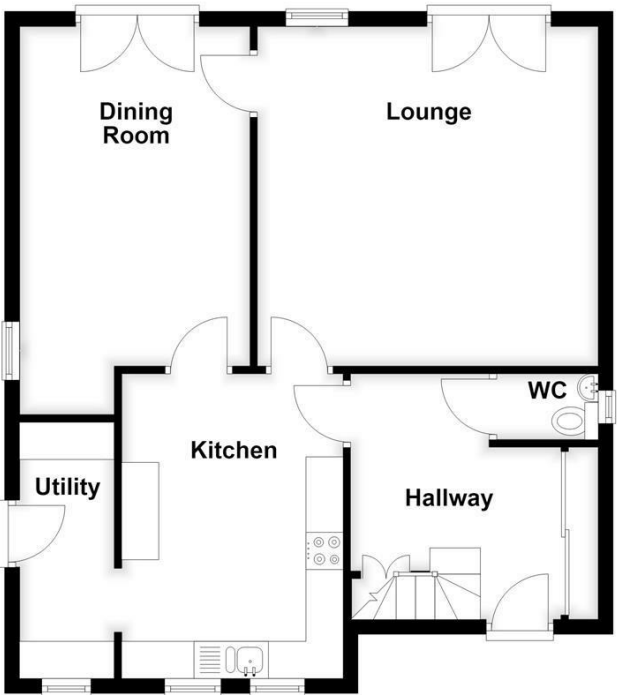
EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	77	
(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	

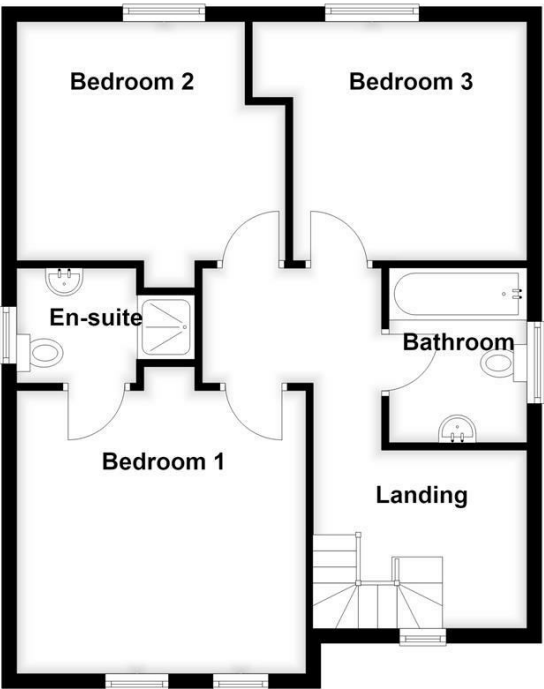
Ground Floor

Approx. 65.5 sq. metres (704.5 sq. feet)



First Floor

Approx. 58.3 sq. metres (627.6 sq. feet)



Total area: approx. 123.8 sq. metres (1332.2 sq. feet)