



BRADLEY JAMES

ESTATE AGENTS



40 Claudette Avenue, Spalding, Lincolnshire, PE11 1HU

Asking price £375,000

- FOUR RECEPTION ROOMS
- EN-SUITE TO BEDROOM ONE
- SUMMER HOUSE WITH POWER
- WALKING DISTANCE TO LCOAL PRIMARY SCHOOL AND SHOP
- DINING ROOM
- FOUR DOUBLE BEDROOMS
- SAUNA
- SHED, WORKSHOP
- PLAYROOM
- 21 FT LOUNGE

# 40 Claudette Avenue, Spalding PE11 1HU

Bradley James offers for sale this FOUR reception room, 1975 sq ft detached family home with SAUNA. It is nestled on Claudette Avenue in the charming town of Spalding. This exquisite detached family home offers a perfect blend of comfort and style. With four spacious reception rooms, this property is designed to accommodate family life and entertaining with ease. The open-plan kitchen diner is a delightful space for family meals, while the generous dining room and inviting lounge provide ample room for relaxation. The lounge seamlessly flows into a conservatory, creating a bright and airy atmosphere that is perfect for enjoying the garden views.

The ground floor also features a practical utility room and a cloakroom, enhancing the functionality of the home. Ascending to the first floor, you will find four well-proportioned bedrooms, including a master suite with an en-suite shower room. A modern family bathroom serves the remaining three bedrooms, ensuring convenience for all.

The outdoor space is equally impressive, boasting off-road parking that leads to a single garage. The rear garden is a true oasis, complete with a patio seating area, a shed workshop, and a delightful summer house with a behind sauna, providing an ideal retreat for relaxation and leisure.

This property is conveniently located within walking distance to a local primary school, a Co-op, and a bus stop, making it an excellent choice for families. The town centre is just a short 5-10 minute drive away, offering a wealth of amenities, including Spalding Football Club, a train station, restaurants, and shops. This beautiful home is not just a property; it is a lifestyle waiting to be embraced.



Council Tax Band: E



### Entrance Hall

UPVC obscured double glazed front door into the entrance porch, go through a wooden door into the entrance hall which has stairs leading up to the first floor accommodation, radiator, power points and under stairs alcove.

### Lounge

21'0 x 12'0

UPVC double glazed window to the front, double glazed patio doors to the rear going onto the conservatory, radiator, power points, modern fireplace, wall lights and TV points in both corners.

### Conservatory

10'7 x 10'7

Brick and UPVC construction with UPVC double glazed French doors to the side, radiator, power points, ceiling fan and light.

### Dining Room/Family Room

16'4 x 11'4

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

### Kitchen Diner

18'5 x 10'1

UPVC double glazed windows to the rear, base and eye level units with work surface over, sink and drainer with mixer tap over, integrated electric oven and grill with a half sized electric oven and grill above, four burner gas hob with extractor over, space and plumbing for dishwasher, space point for American fridge freezer, radiator, power points and telephone points.

### Rear Entrance

UPVC obscured double glazed door to the rear, storage cupboard, tiled floor and door to the utility room, cloakroom and the downstairs playroom.

### Play Room

15'8 x 8'0

UPVC double glazed window to the front, radiator, power points and a door leading through to the single garage.

### Cloakroom

UPVC obscured double glazed window to side, WC with push button flush, wash hand basin with tap over, tiled floor and half height tiled walls.

### Utility Room

9'3 x 6'3

UPVC double glazed window to the rear, base and eye level units with work surface over, sink and drainer with mixer tap over, space and point for fridge freezer, space and point for tumble dryer, space and plumbing for washing machine, tiled floor, tiled splashback, radiator and power points.

### Landing

Airing cupboard with shelving, radiator, power points and loft hatch.

### Family Bathroom

UPVC obscured double glazed window to the rear, panel bath with corner mounted mixer taps over, pedestal wash hand

basin with mixer taps over, WC with push button flush, wall mounted heated towel rail, shaver point, fully tiled walls and inset spotlights.

### Bedroom 1

12'7 x 11'5

UPVC double glazed window to front, radiator, power points, TV point and a door to the ensuite.

### Bedroom 1 En-suite

UPVC obscured double glazed window to front, separate shower cubicle, Aqualisa built-in mixer shower, WC with push button flush, vanity wash hand basin with mixer taps over and storage cupboards beneath, shaver point, fully tiled walls, wall mounted heated towel rail and inset spotlights.

### Bedroom 2

12'0 x 11'0

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

### Bedroom 3

12'0 x 9'8

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

### Bedroom 4

10'2 x 8'1 max

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

### Outside

To the outside there's a laid to lawn area and block paved off-road parking which leads to a single garage. There is side gated access leading to the rear garden which is enclosed by panel fencing. It has a raised decking seating area which leads to a summer house. The rest of the rear garden is predominantly laid to lawn, has an extended patio seating area, outside lights and to the other side of the house is a shed which is 17'5 x 7'5 max, with power and lighting connected, a worktop to the rear and a door to the front.

### Garage

16' x 8'0

Up and over door garage door to the front, fuse box, wall mounted gas boiler, power points, door going into the playroom and loft hatch.

### Summer House

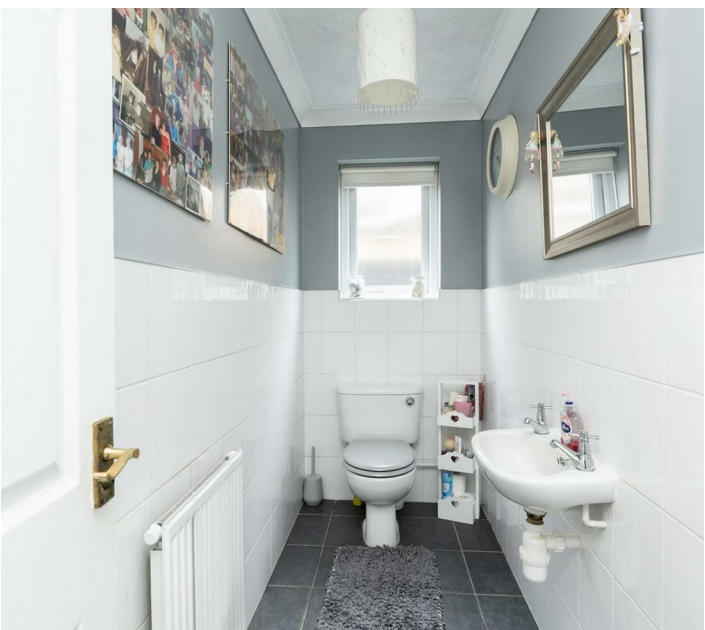
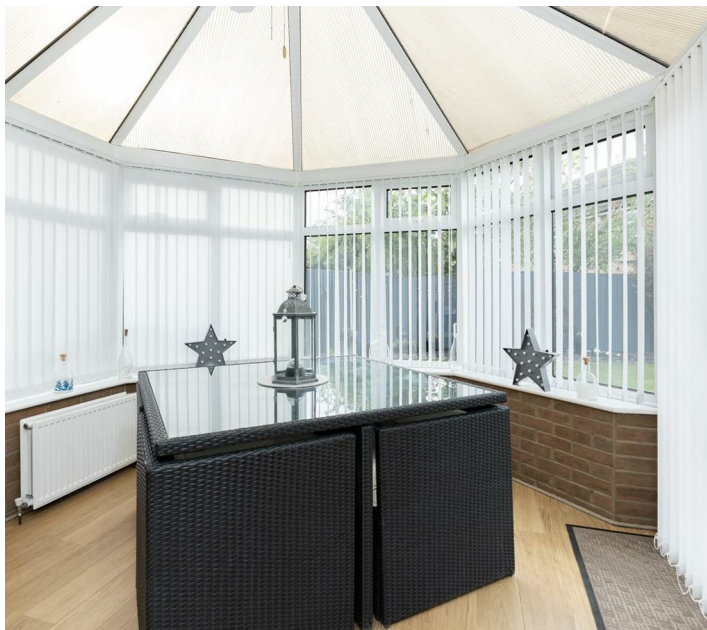
12'2 x 7'5

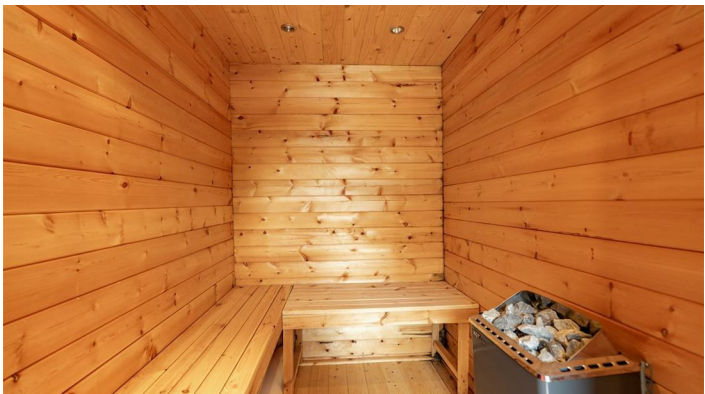
Window to the front and French doors to the front, power points and door to the indoor sauna.

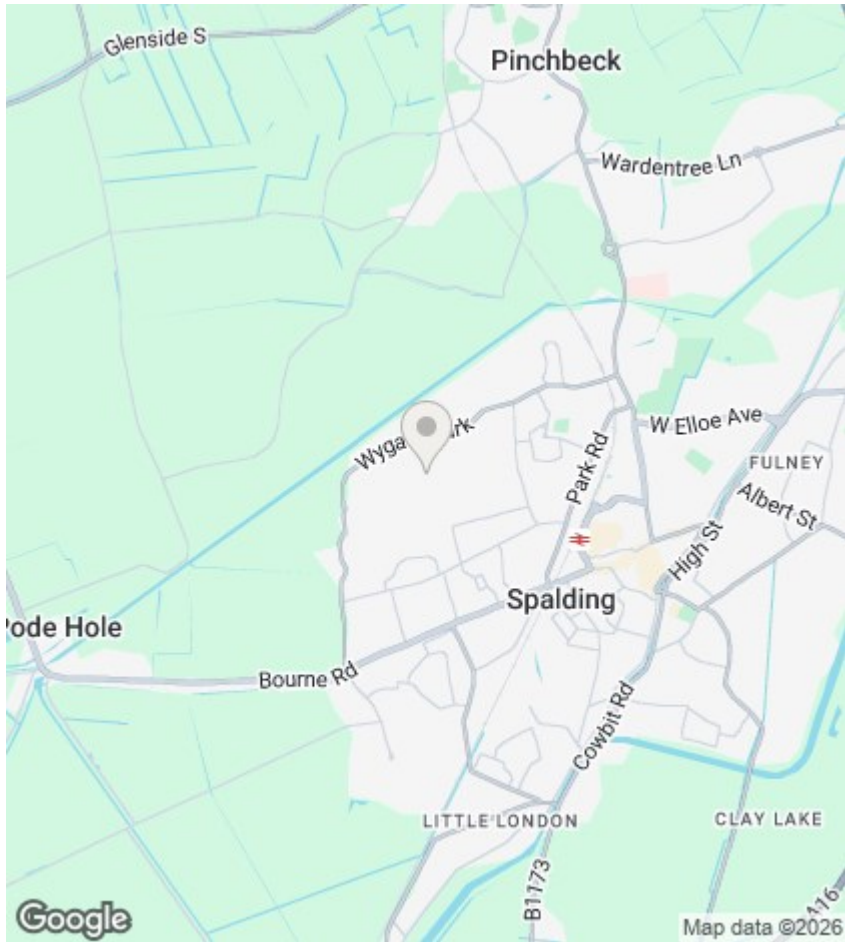
### Sauna/Dressing Room

12'3 x 4'6

The sauna has seating, power and lighting connected and a separate fuse box.







## 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                                   |                         |           |
| (55-68) D                                   | 65                      | 78        |
| (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. 120.2 sq. metres (1293.4 sq. feet)



**First Floor**  
Approx. 63.3 sq. metres (681.3 sq. feet)

