



BRADLEY JAMES

ESTATE AGENTS



3 Water Lane, Spalding, Lincolnshire, PE11 2TQ

Asking price £235,000

- Beautifully renovated with attention to detail at heart throughout
- Open plan kitchen diner with a cosy cottage style theme
- Two double bedrooms
- Private back plot
- Two landscaped side gardens
- Lounge with log burner
- Modern shower room and cloakroom
- Fitted wardrobes in bedroom one
- Vast amount of off road parking that leads to a single garage
- Shop at the top of the road

Nestled on Water Lane in the charming town of Spalding, this exquisite detached bungalow presents a unique opportunity for those seeking a beautifully renovated home. With two spacious reception rooms and two double bedrooms, this property is designed with both comfort and style in mind. The attention to detail throughout the renovation is evident, making it a perfect choice for the next fortunate owner.

As you enter, you are welcomed into entrance hall that leads to a delightful lounge featuring a cosy log burner, ideal for those chilly evenings. The open-plan kitchen diner boasts exposed beams and striking feature brick walls, creating a warm and inviting atmosphere for family gatherings or entertaining guests. The modern cloakroom, equipped with sensor lights, adds a touch of contemporary convenience, while the stylish shower room enhances the overall appeal of the home.

The bungalow is situated on a back plot, providing a sense of privacy while still being conveniently located just a ten-minute walk from the town centre. A local shop at the top of the road ensures that daily necessities are easily accessible.

Outside, the property offers an impressive amount of off-road parking, accommodating up to seven vehicles, which leads to a single garage. The two side landscaped gardens provide a tranquil outdoor space, perfect for relaxation or enjoying the fresh air.

Viewing this property is essential to fully appreciate the generous plot, its prime location, and the stunning interior that awaits. This bungalow is not just a house; it is a home ready for you to make your own.

 2  1  2  D

Council Tax Band: C



Entrance Hall

UPVC obscured double glazed front door into the entrance hall which has a radiator, power points, loft hatch, storage cupboard and airing cupboard.

Lounge

18'0 x 12'0

UPVC double glazed window to the front, radiator, power points, multi fuel burner and TV point.

Kitchen

11'5 x 10'0

UPVC double glazed window to the side, UPVC double glazed door to the side, block archway through to the dining room, base units with work surface over, sink and drainer with mixer taps over, integrated electric oven and grill with an electric hob and extractor over, space and point for fridge freezer, vertical wall mounted radiator, feature mock exposed brick wall, exposed beams, tiled splashback and wall mounted gas boiler.

Dining Room

10'0 x 9'7

UPVC double glazed window to the side, block archway leading through to the kitchen, radiator, power points some with USB charging points, mock exposed brick wall and exposed beam.

Bedroom 1

11'3 x 10'0

UPVC double glazed window to the front, built-in wardrobes with shelving and hanging space, radiator, power points and wall lights (Measurement doesn't go into the built-in wardrobes).

Bedroom 2

9'2 x 9'0

UPVC double glazed window to the rear, radiator and power points some with USB charging.

Cloakroom

WC with push button flush, vanity wash hand basin with mixer taps over and storage cupboard beneath, fully tiled walls and extractor fan, sensor light and sensor wall mounted mirror with inset LED lighting.

Shower Room

UPVC obscured double glazed window to the rear, double shower cubicle which is fully tiled with a built-in mixer shower with a fixed rain style showerhead and a separate showerhead on a sliding adjustable rail, two storage cupboards, wall mounted heated towel rail, fully tiled walls and extractor fan.

Outside

The property is situated on a back plot providing a vast amount of gravel off-road parking which leads to a

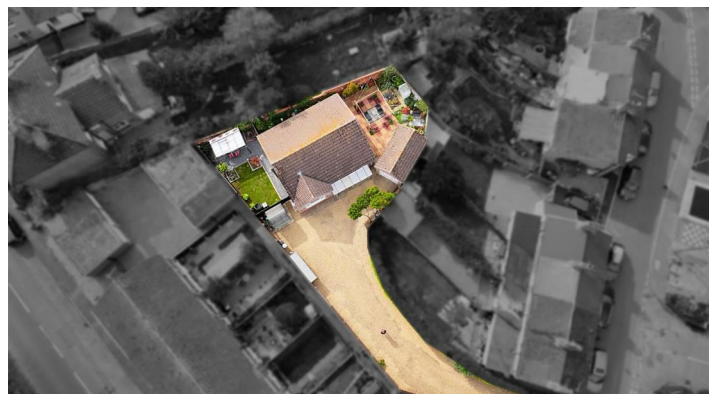
detached single garage. There's a veranda to the front with side gated access both sides of the property. The right hand garden is enclosed by a character brick wall to the rear and a concrete and brick wall to the side, it is predominantly laid to patio with a variety of plants and shrubs, outside tap and the rear garden is enclosed by the character brick wall having flower borders, a patio path, outside tap, the path leads to the second side garden which is enclosed by the character brick wall and panel fencing, it is laid to lawn, has slate chipping and outside power points.

Garage

17'0 x 10'0

Metal up and over door, UPVC double glazed window, UPVC obscured double glazed door going into the rear garden, power and lighting connected, base units with work surface over and space and plumbing for washing machine.







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		82
(81-91) B		
(69-80) C		
(55-68) D	64	
(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. 75.2 sq. metres (809.6 sq. feet)

