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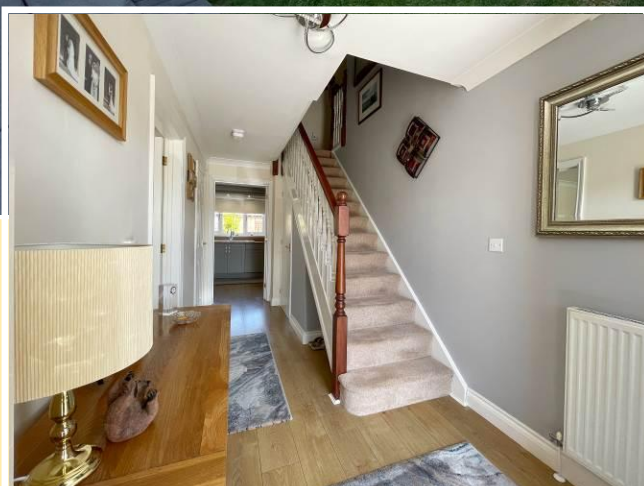
3 Bluebell Close, Spalding PE11 3GT

£337,950 Freehold

- Favoured Location
- Master Bedroom with En-Suite
- 3 Further Bedrooms
- Gas Central Heating
- Viewing Recommended

Superbly presented and very well appointed 4 bedroom detached residence with off-road parking, single garage and enclosed rear garden. Accommodation comprising entrance hallway, lounge, kitchen diner, utility room, cloakroom, 4 bedrooms (en-suite to the master), dressing room / study and family bathroom.

SPALDING 01775 766766 BOURNE 01778 420406



ACCOMMODATION

Open porch with external lighting and through an obscured composite door with matching obscured full length UPVC double glazed panels to both sides into:

ENTRANCE HALLWAY

7' 1" x 16' 6" (2.17m x 5.04m) Staircase rising to the first floor, skimmed and coved ceiling, centre light point, smoke alarm, oak effect laminate flooring, central heating thermostat, alarm controls, radiator, under stairs storage cupboard, further storage cupboard off, door into:

FORMAL LOUNGE

11' 9" x 17' 8" (3.59m x 5.39m) UPVC double glazed bay window to the front elevation, skimmed and coved ceiling, centre light point, TV point, double radiator, telephone point, fitted marble fire place with fitted gas coal effect fire, oak effect laminate flooring, door into:



OPEN PLAN KITCHEN/DINING

12' 6" x 22' 10" (3.83m x 6.97m) UPVC double glazed window to the rear elevation, skimmed and coved ceiling, inset LED lighting, oak effect laminate flooring, fitted with a wide range of base and eye level units, work surfaces over, splashbacks, inset one and a quarter enamel bowl sink with swan mixer tap, integrated ceramic induction hob, stainless steel canopy Neff extractor hood over, integrated eye level AEG stainless steel fan assisted oven, integrated Whirlpool full sized fridge, integrated Neff dishwasher, soft dosing drawer units, recessed lighting, square arch into:

DINING AREA

UPVC double glazed French doors to the rear elevation, skimmed and coved ceiling, centre light point, radiator, TV point, oak effect laminate flooring.

From the Kitchen a door leads into:

UTILITY ROOM

5' 2" x 7' 1" (1.60m x 2.17m) Composite obscured double glazed door to the rear elevation, skimmed and coved ceiling, centre spotlight fitment, tiled flooring, radiator, central heating controls, fitted base and eye level unit with insets stainless steel sink with mixer tap, plumbing and space for washing machine, space for fridge freezer, extractor fan, door into:

CLOAKROOM

3' 2" x 5' 3" (0.97m x 1.61m) Obscured UPVC double glazed window to the side elevation, skimmed and coved ceiling, centre light point, tiled flooring, radiator, fitted with a two piece suite comprising low level WC, pedestal corner wash hand basin with mixer tap and tiled splashbacks.

From the Entrance Hallway the staircase rises to:

FIRST FLOOR GALLERIED LANDING

12' 4" x 11' 1" (3.78m x 3.39m) Skimmed and coved ceiling, centre light point, smoke alarm, storage cupboard off housing hot water cylinder with slatted shelving, access to part boarded loft space with ladder and electric light. Door into:

MASTER SUITE

Open arch entrance with door leading into En-Suite and into:

BEDROOM

11' 9" x 12' 9" (3.59m x 3.90m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, radiator, BT point, TV point, picture light, central heating controls.

EN-SUITE

5' 8" x 6' 5" (1.74m x 1.98m) Obscured UPVC double glazed window to the side elevation, skimmed and coved ceiling, inset LED lighting, extractor fan, part tiled walls, tiled flooring, heated towel rail, fitted with a three piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit with storage below and medicine cabinet over, fitted shower cubide with rainfall shower head and further shower attachment tap.

BEDROOM 2

9' 1" x 12' 9" (2.78m x 3.91m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, radiator, TV point.



BEDROOM 3

8' 9" x 10' 2" (2.68m x 3.12m) UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, radiator, fitted double door wardrobes with hanging rail and over storage, TV point.

BEDROOM 4

9' 4" x 8' 10" (2.86m x 2.70m) UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, radiator, BT point, TV point.

DRESSING ROOM /STUDY

6' 8" x 7' 11" (2.05m x 2.42m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, work bench, BT point, radiator.

FAMILY BATHROOM

6' 11" x 9' 7" (2.13m x 2.93m) Obscured UPVC double glazed window to the rear elevation, skimmed and coved ceiling, inset LED lighting, heated towel rail, shaver point, extractor fan, fitted with a four piece suite comprising low level WC, pedestal wash hand basin with mixer tap, bath with mixer tap, fitted shower cubicle with the mostatic shower with rainfall shower head and further attachment tap.

EXTERIOR

Extensive gravelled driveway providing multiple off-road parking for vehicles. There is a hedged boundary to the front elevation. Access gate to the rear garden.

INTEGRAL GARAGE

8' 4" x 17' 8" (2.55m x 5.40m) Up and over door, electric consumer unit board, textured ceiling, strip light, power point, work bench, eye level wall cupboards, fitted Ideal Logic gas boiler.

PRIVATE REAR GARDEN

Paved patio area, paved pathways, laid to lawn with a wide range of mature shrub and tree borders, cold water tap, external lighting, space for shed/summerhouse.

DIRECTIONS

From the Agents offices proceed along New Road, turn left at the traffic lights into Pinchbeck Road, continue straight on at two sets of lights filtering left at the third set into Woolram Wygate. Proceed over the level crossing, continue into Wygate Park and take a right hand turning into Westerly Way and then right into Bluebell Close.

AMENITIES

Local parade of shops including Co-Op supermarket and fish and chip shop are within walking distance as are a number of local schools. 'In Town' bus service. Spalding town centre is less than a mile from the property and offers a range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations.





BEDROOM 2



BEDROOM 2



BEDROOM 3



BEDROOM 3



BEDROOM 4



DRESSING ROOM / STUDY



FAMILY BATHROOM



FAMILY BATHROOM



Awaiting floorplan

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Awaiting EPC

TENURE: Freehold

SERVICES: All Mains

COUNCIL TAX BAND: D

LOCAL AUTHORITIES

South Holland District Council - 01775 761161

Anglian Water Services Ltd. - 0800 919155

Lincolnshire County Council - 01522 552222

PARTICULARS CONTENT

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Ref: S11816 (July 2025)

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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