54 ASH COURT

SPALDING, PE11 4XJ

£240,000

FREEHOLD

This well-presented three-bedroom detached bungalow, tucked away in a popular cul-de-sac location, offers spacious and versatile single-storey living with a bright lounge, conservatory, and generous kitchen diner. The property benefits from a modern shower room, south-facing private rear garden, block-paved driveway, covered car port, and detached single garage, making it an ideal home for downsizers or families alike. Early viewing is highly recommended to fully appreciate the space, setting, and lifestyle on offer.

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• Well-Presented Three Bedroom Detached Bungalow • Spacious Lounge & Bright Conservatory • Modern Shower Room • Kitchen Diner • South-Facing, Private Rear Garden • Single Garage & Covered Car Port • Popular Cul-de-Sac Location • Viewing Highly Recommended

Summary

Occupying a pleasant cul-de-sac position within a popular residential area, this attractive and well-maintained three bedroom bungalow offers generous, well-planned accommodation ideal for those seeking comfortable single-storey living. With a south-facing rear garden, conservatory, ample parking, and a detached garage, this property must be viewed to be fully appreciated.

Accommodation

An obscured leaded UPVC double-glazed entrance door opens into a welcoming:

Entrance Hall – 1.48m x 3.48m (4'10" x 11'5")

With skimmed and coved ceiling, two ceiling light points, smoke alarm, access to loft space, central heating controls, radiator, laminate flooring, and a useful storage cupboard with shelving. Doors lead to all principal rooms.

Shower Room – 2.28m x 2.13m (7'5" x 6'11")

Fitted with a modern three-piece suite comprising low-level WC, pedestal wash hand basin with mixer tap and shaver point, and a fully tiled double shower cubicle with thermostatic shower. Complemented by tiled flooring, part-tiled walls, inset LED lighting, double radiator, and obscured UPVC double-glazed window to the front elevation.

Master Bedroom – 3.15m x 3.22m (10'4" x 10'6")

A generously sized double bedroom featuring a UPVC double-glazed bay window to the front elevation, skimmed and coved ceiling, radiator, telephone point, and laminate flooring.

Bedroom Two – 3.21m x 3.09m (10'6" x 10'1")

Another comfortable double bedroom with UPVC double-glazed window overlooking the rear garden, TV and telephone points, radiator, skimmed and coved ceiling, and laminate flooring.

Bedroom Three – 2.53m x 3.03m (8'3" x 9'11")

A versatile third bedroom ideal as a guest room, study, or hobby space, with UPVC double-glazed rear window, TV and telephone points, radiator, skimmed and coved ceiling, and laminate flooring.

Lounge – 4.33m x 4.12m (14'2" x 13'6")

A bright and inviting living space featuring sliding patio doors opening directly into the conservatory, allowing plenty of natural light. The room is centred around a feature fireplace with wooden surround, marble insert and hearth, and fitted coal-effect electric fire. Additional features include laminate flooring, double radiator, TV and telephone points, and skimmed and coved ceiling.

Conservatory – 3.49m x 2.75m (11'5" x 9'0")

Constructed with a dwarf brick wall and UPVC double-glazed windows to the sides and rear, with a UPVC door opening to the garden. This is a perfect additional reception space for relaxing or entertaining, with laminate flooring and power points.

Kitchen Diner – 3.39m x 4.17m (11'1" x 13'8")

A spacious and practical kitchen diner fitted with a wide range of base and eye-level units with work surfaces and tiled splashbacks. Features include a one-and-a-quarter enamel sink, integrated fridge freezer, plumbing and space for washing machine, space for a Range-style cooker (available by separate negotiation) with extractor hood over, space for tumble dryer, and wall-mounted Worcester gas boiler. Finished with tiled flooring, inset LED lighting, double radiator, UPVC double-glazed window to the front elevation, and obscured UPVC door to the side.

Outside

To the front of the property is a block-paved driveway providing off-road parking, leading to a covered car port and detached single garage.

Detached Garage – 2.50m x 5.30m (8'2" x 17'4")

With electric up-and-over door, UPVC side personnel door, UPVC double-glazed window, power and lighting.

The south-facing rear garden is a particular highlight—private and enclosed, featuring patio seating areas, extensive gravelled sections, a lawn, and well-established shrub and tree borders. A wooden summerhouse is included by separate negotiation. Gated side access and external lighting complete the space.

Location & Amenities

The property is conveniently positioned within easy reach of the village centre, which offers a range of shops, public houses, restaurants, primary and secondary schools, and community facilities. The nearby market towns of Spalding and Boston (approximately 10 miles) provide a wider range of amenities, while Grantham (around 20 miles) offers a fast rail link to London King's Cross in approximately 70 minutes.

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ADDITIONAL INFORMATION

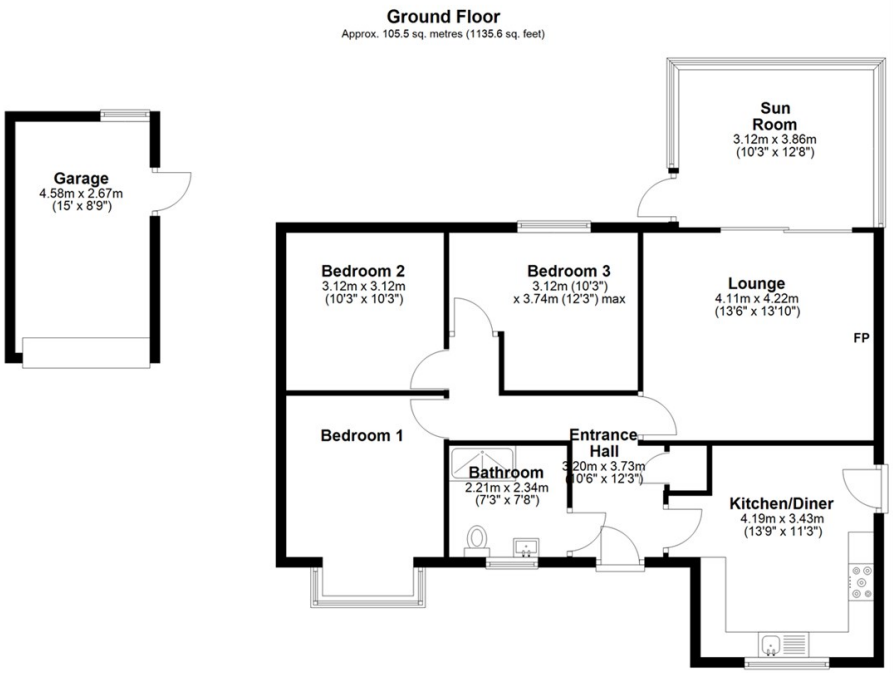
Local Authority – South Holland

Council Tax – Band B

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold



Total area: approx. 105.5 sq. metres (1135.6 sq. feet)
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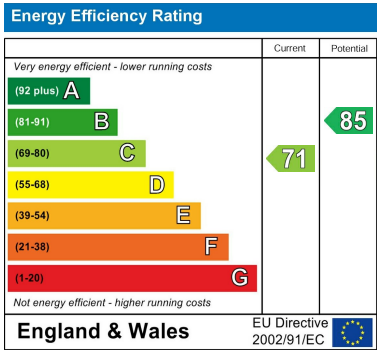

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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