

Pygott & Crone

1 St. James Way

Spalding, Lincolnshire, PE11 2RR

£279,000

2 Bedroom Detached Bungalow

- Freehold
- No Onward Chain
- Detached Bungalow
- Occupying a Corner Plot
- Two Bedrooms
- Open Plan Kitchen/Diner
- Lounge & Sun Room
- Bathroom & Cloakroom
- Popular Residential Location
- EPC Rating - D, Council Tax Band - C

Click here to access the Energy Performance Certificate for 1 St. James Way, Spalding, Lincolnshire, PE11 2RR





Overview

Offering a generous 1358 sqft. of accommodation, Pygott & Crone are pleased to offer for sale this spacious and immaculately presented two bedroom detached bungalow, ideally located in Spalding. Occupying a corner plot, the bungalow is conveniently positioned for local amenities, shops, schools and transport links, whilst the surrounding Lincolnshire countryside is also within easy reach.

Boasting generous and versatile accommodation throughout, this attractive detached property provides an excellent opportunity for those seeking comfortable single storey living in a desirable location. Viewing is highly recommended to appreciate both the size and specification of the property.





The property benefits from a welcoming entrance hall, a bright and spacious dual aspect living room complete with electric fire, and a well appointed dining kitchen with ample storage and workspace and giving access to the sun room. There is a separate utility and cloakroom for added convenience alongside two generous double bedrooms, providing plenty of flexibility for couples, families, or those requiring a home office/hobby room or guest room. A modern bathroom completes the internal accommodation.

Externally, the property is set within a corner plot and offers excellent potential for enjoying outdoor space, with a private garden and driveway providing off road parking and giving access to the garage. The detached nature of the property also provides a good degree of privacy and versatility.

Agents Note:- The sale is subject to a Grant of Representation (Probate) which has been applied for but has not been granted. The property had historical subsidence of which this has been rectified and a certificate will be available to view from the agents office.







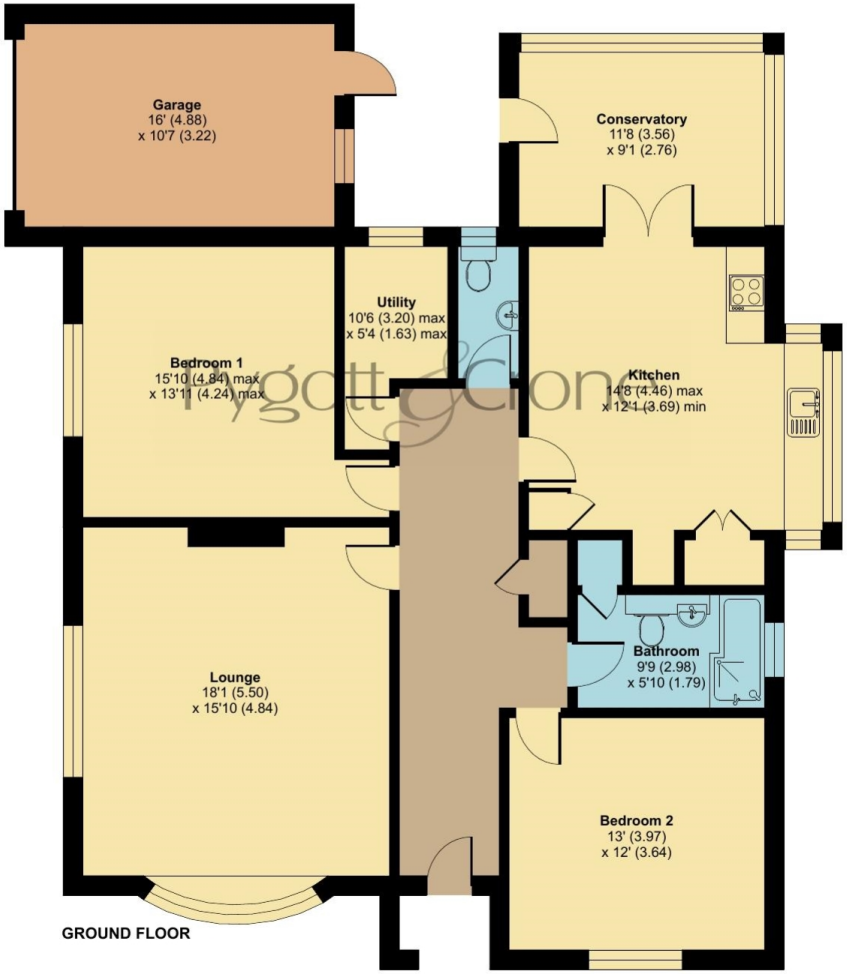






St. James Way, Spalding, PE11

Approximate Area = 1358 sq ft / 126.1 sq m
Garage = 168 sq ft / 15.6 sq m
Total = 1526 sq ft / 141.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Pygott & Crone. REF: 1516270









Location



Show on Google: schools, doctors, supermarkets, restaurants, railway stations

Mortgage Advice Bureau

Stonebow Financial Services Ltd

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We are offering free advice through Mortgage Advice Bureau. If you would like to discuss your finances or mortgage, we'll arrange for a qualified adviser to call you back at a convenient time.

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Your home may be repossessed if you do not keep up repayments on your mortgage.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.




















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ST. JAMES WAY



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1 St. James Way, Spalding
is on the market with our Spalding branch

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