



BRADLEY JAMES

ESTATE AGENTS



3 Huxley Avenue, Spalding, Lincolnshire, PE11 1ZG

Asking price £229,950

- NO CHAIN
- 2 RECEPTION ROOMS
- CLOAKROOM/UTILITY ROOM
- STUDY/FAMILY ROOM
- OFF ROAD PARKING AND SINGLE GARAGE
- 3 BEDROOMS WITH EN-SUITE TO BEDROOM 2
- MODERN INTERGRATED KITCHEN WITH PANTRY
- LOUNGE
- 4 PIECE BATHROOM SUITE
- SOLAR PANELS

# 3 Huxley Avenue, Spalding PE11 1ZG

NO CHAIN,  
SINGLE GARAGE,  
SOLAR PANELS,  
1226 sq ft!

Bradley James Estate Agents are pleased to offer for sale Huxley Avenue which is nestled in the charming market town of Spalding, this nearly new townhouse offers a perfect blend of modern living and spacious accommodation across three well-designed floors. The property boasts two inviting reception rooms, ideal for both relaxation and entertaining. The contemporary kitchen is a highlight, featuring a convenient walk-in pantry/boiler room, complemented by a downstairs cloakroom and utility room for added practicality.

The first floor presents a generous lounge, providing a comfortable space for family gatherings, while a separate study or family room on the ground floor offers versatility for work or leisure. The townhouse comprises three well-proportioned bedrooms, with the second bedroom benefiting from an ensuite bathroom. The master bedroom is larger than average and conveniently located next to a stylish four-piece family bathroom.

Outside, the property features a good-sized rear garden, perfect for outdoor activities or simply enjoying the fresh air. The garden leads to off-road parking, along with a single garage, ensuring ample space for your vehicles with 1 parking space and a single garage you are covered when it comes to parking. The addition of solar panels on the roof enhances the property's energy efficiency.

This immaculate home is offered with NO CHAIN, making it an attractive option for those looking to move swiftly. Located just a short drive from local primary schools and only five minutes from the town centre, residents will enjoy easy access to a variety of amenities, including a train station, local shops and restaurants. This townhouse is an exceptional opportunity for families or professionals seeking a modern, spacious home in a convenient location.



Council Tax Band: C



## Entrance Hall

You go through the composite obscured double glazed front door into the spacious entrance hall which has stairs leading off to the first floor accommodation, there's radiator, power point, telephone point, fuse box, skimmed and coved ceiling

## Study/Family Room

11'4 x 9'1

UPVC double glazed window to the front, radiator, power point's, TV point, skimmed and coved ceiling

## Kitchen

12'7 x 10'6

UPVC double glazed window to the rear, UPVC double glazed French doors to the rear, high gloss Base and eyelevel units with worksurface over, sink and drainer with mixer taps over, integrated Neff electric oven and grill with a Neff electric hob and Neff extractor over, Integrated Neff fridge and freezer, Integrated Neff dishwasher, radiator, power point's, TV point, telephone point, skimmed and coved ceiling.

## Pantry/Boiler Room

Double doors leading to your pantry boiler room which has work surface over, power point's and a wall mounted gas boiler.

## Cloakroom and Utility

The downstairs cloakroom/utility has a wash and basin with mixer taps, WC with pushbutton flush, a worktop with power points and space and plumbing for washing machine and radiator, extractor fan and skimmed and coved ceiling

## 1st floor landing

Onto the first floor landing there's a UPVC double glazed window to the rear stairs leading to the top floor ,radiator, power points, Skimmed and coved ceiling

## Bedroom 2

11'1 x 9'3

With a UPVC double glazed window to the rear radiator, power point's, TV point and skimmed and coved ceiling

## En-Suite

The ensuite has a pedestal wash basin with mixer taps and double shaver point, WC with pushbutton and flush, wall mounted heated towel, separate shower which has shelving a fixed oversized showerhead and a separate handheld showerhead, skimmed and coved ceiling with inset spotlights and extractor fan

## Lounge

16'3 x 9'1

Two UPVC double glazed windows to the front, radiator, power point's, TV point, Telephone point, and skimmed and coved ceiling

## Top Floor Landing

On the top floor, there's a UPVC double glaze window to the rear, radiator, power point's, loft hatch, skimmed and coved ceiling and an airing cupboard

## Bedroom 3

9'3 x 8'2

9'3 x 8'2 UPVC double glazed window to the rear, radiator, power point's TV point, telephone point, skimmed and coved ceiling

## Bathroom

The four piece bathroom has a panel bath with mixer taps and tile splashback, pedestal wash basin with mixer tap, WC with pushbutton and flush, separate shower with a oversized fixed showerhead a separate handheld showerhead and shelving, wall mounted heated towel rail, skimmed and coved ceiling with inset spotlights and extractor fan

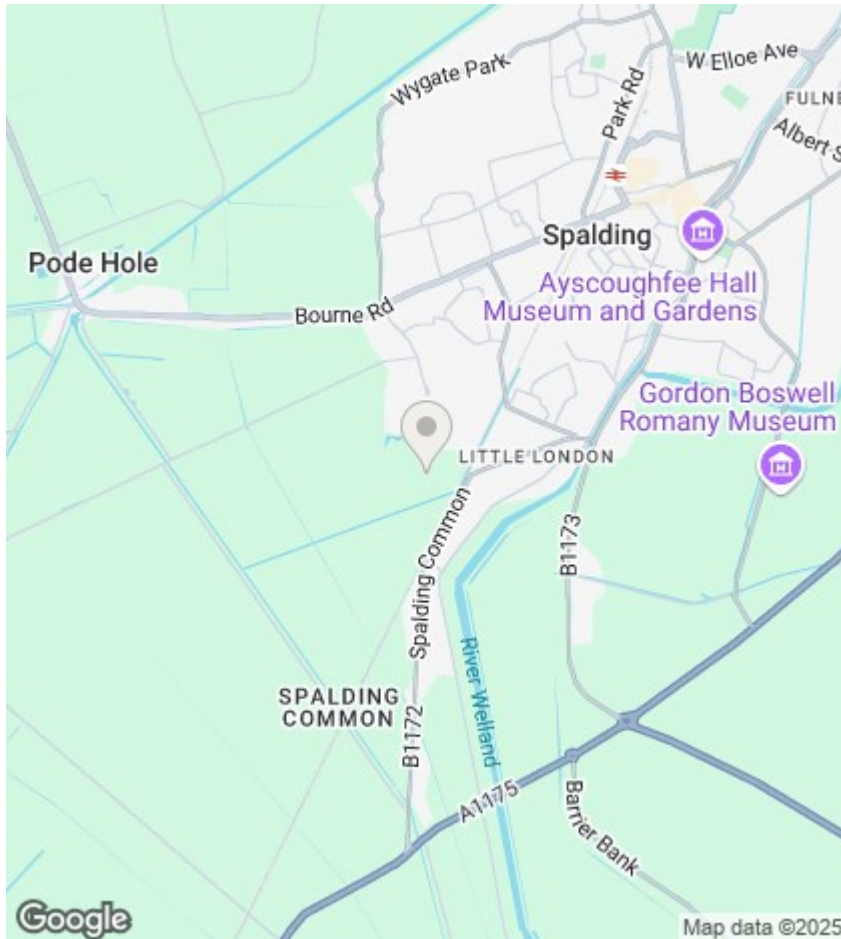
## Bedroom 1

16'3 x 12'3

2 UPVC double glazed windows to the front, radiator, power points, telephone point, TV point and skimmed and coved ceiling

## Outside

To the outside there's low maintenance front garden which is laid to gravel and bark chipping, there's a decorative metal fence, patio path leading to your front door which has a storm porch and courtesy light, rear gated access from the car park where your garage is located. The rear garden is enclosed by panel fencing and all low maintenance being laid to gravel. There's a patio seating area outside light and outside tap. The property comes with 2 parking spaces and a single garage plus solar panels.



## Directions

## Viewings

Viewings by arrangement only. Call 01775 233130 to make an appointment.

## EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	87	88
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Ground Floor



First Floor



Second Floor