



BRADLEY JAMES

ESTATE AGENTS



6 Platinum Close, Gosberton, Spalding, Lincolnshire, PE11 4PP

Asking price £279,950

- INTEGRATED KITCHEN DINER, FAMILY ROOM
- LOUNGE
- EN-SUITE
- OFF ROAD PARKING FOR THREE
- WALKING DISTANCE TO PRIMARY SCHOOL
- UTILITY ROOM
- 3 BEDROOMS
- FOUR PIECE BATHROOM
- CONVERTED GARAGE WITH STORAGE TO FRONT AND A ROOM TO THE REAR
- CLOAKROOM

6 Platinum Close, Spalding PE11 4PP

NO CHAIN 1451 sq ft!!!!

Situated in the charming area of Platinum Close, Gosberton, this stunning link-detached house, built in 2023, offers a perfect blend of modern living and spacious comfort. With a generous 1,451 square feet of well-designed space, this property is ideal for families seeking a contemporary home.

Upon entering, you have a separate entrance hall. To the rear you are greeted by an impressive open-plan kitchen diner and family room, complete with integrated appliances that make cooking and entertaining a delight. The utility room and cloakroom add to the practicality of the ground floor, while the spacious lounge provides a welcoming retreat for relaxation.

The property boasts three double bedrooms, ensuring ample space for family or guests. The master bedroom features an ensuite shower room and fitted wardrobes, providing both convenience and style. The main bathroom is a luxurious four-piece suite, perfect for unwinding after a long day.

Outside, the property offers off-road parking for up to three vehicles, with a converted garage that still allows for storage at the front and a fully fitted room to the rear ideal for working from home. The location is particularly advantageous, being within walking distance to a primary school, local shops including a Co-op with a post office, butchers, doctors, and dentists, as well as the delightful Victoria Tea House.

For those who require good transport links, the property is well-connected to Spalding, Boston, Lincoln, and Peterborough, making it an excellent choice for commuters. With NO CHAIN involved, this home is ready for you to move in and start creating lasting memories. Don't miss the opportunity to make this modern gem your own.



Council Tax Band: C



Entrance Hall

Composite obscured double glazed front door into the entrance hall which has stairs leading off to the first floor accommodation, underfloor heating and power points.

Lounge

15'8 x 15'7 max

UPVC double glazed window to the front, underfloor heating, power points, TV point.

Kitchen

14'0 x 10'1 max width 19'6

UPVC double glazed window to the rear, , base and eyelevel units with worksurface over, sink and drainer with mixer taps over, integrated Bosch electric oven and grill with an integrated Bosch microwave above, Bosch induction hob, Bosch extractor fan, Integrated Bosch fridge and freezer, power points, TV point, skimmed ceiling with inset spotlights and underfloor heating.

Dining, Family Room

14'3 x 8'9

UPVC double glazed French doors to the rear, underfloor heating and power points.

Utility Room

9'0 x 5'8

Composite double glazed door to the side, base and eyelevel units with worksurface over, sink and drainer with mixer taps over, space and plumbing for washing machine, space and point for tumble dryer, underfloor heating, power points, skimmed ceiling with inset spotlights and a separate storage cupboard.

Cloakroom

WC with pushbutton and flush, wash handbasin with mixer tap over and underfloor heating.

Landing

There's newly laid carpet on the stairs landing and bedrooms, UPVC double glazed window to the side, skimmed ceiling with inset spotlights, radiator, power points, loft hatch and double airing cupboard.

Bedroom 1

13'3 x 11'0

UPVC double glazed window to the front, radiator, power points, TV point, skimmed ceiling and built-in wardrobes.

En-Suite

UPVC obscured double glazed window to the front, separate shower cubicle built in mixer shower, WC with pushbutton flush, vanity wash handbasin with mixer taps over and storage drawers beneath, double shaver

point, wall mounted heated towel rail, extractor fan and skimmed ceiling with inset spotlights

Bedroom 2

11'3 x 10'3

UPVC double glazed window to the rear, radiator, power points, TV point and skimmed ceiling.

Bedroom 3

12'5 x 8'0

12'5 x 8'0 UPVC double glazed window to the rear radiator, Power points and skimmed ceiling.

Bathroom

UPVC obscured double glazed window to the side, separate shower cubicle with a built-in mixer shower, vanity wash hand basin with mixer taps over and storage drawers beneath, WC with pushbutton flush, panel bath with mixer taps over and a mixer tap handheld showerhead over, double shaver point, wall mounted heated towel rail, extractor fan and skimmed ceiling with inset spotlights.

Garage conversion to front

9'9 x 7'3

Garage part converted at the front, remote controlled electric roller door and power points.

Rear garage conversion HOME OFFICE

12'2 x 9'4

HOME OFFICE, Composite obscured double glazed door going onto the rear garden, worktop, power points and skimmed ceiling.

Outside

The front has tarmac off-road parking for three cars, side gated access leading to your rear garden which is enclosed by panel fencing. It has an extended upgraded patio seating area which spans across the rear of the property, the rest is laid to lawn, air source heat pump, outside lights and outside tap.



Directions

Viewings

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

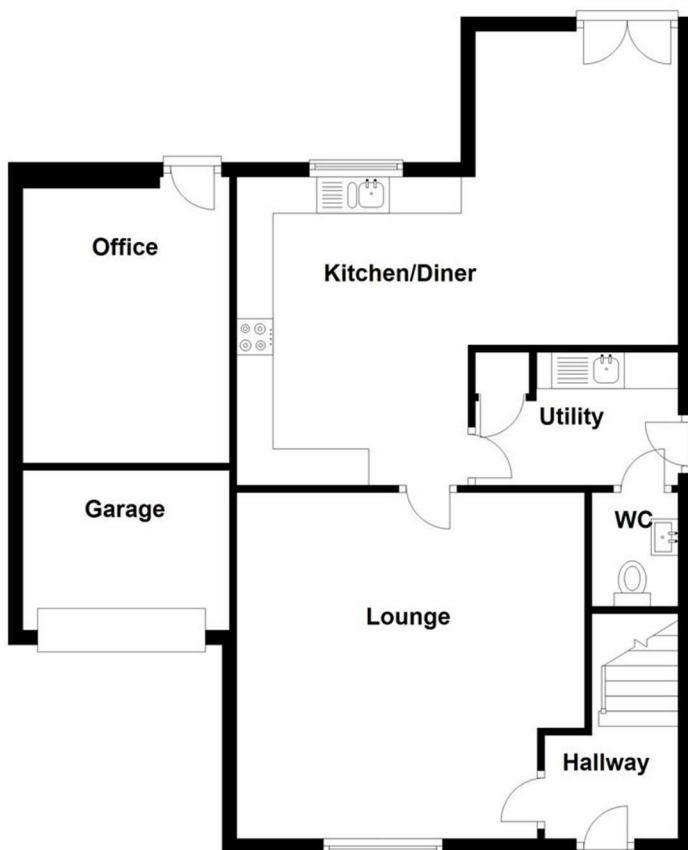
EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	87	
(69-80) C		
(55-68) D		
(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. 79.2 sq. metres (852.8 sq. feet)



First Floor

Approx. 55.6 sq. metres (598.2 sq. feet)

