



BRADLEY JAMES

ESTATE AGENTS



31 Roeburn Way, Spalding, Lincolnshire, PE11 3ZW

Asking price £310,000

- AMITCO FLOORING DOWNSTAIRS
- BESPOKE JOHN LEWIS SHUTTERS
- EXTENDED OFF ROAD PARKING
- STUDY
- FOUR BEDROOMS WITH EN-SUITE TO BEDROOM ONE
- NEWLY FITTED KITCHEN WITH INSTANT HOT WATER TAP
- OUTDOOR OFFICE WITH AIR CONDITIONING UNIT AND HEATING
- WALKING DISTANCE TO LOCAL PRIMARY SCHOOL
- DOUBLE ASPECT LOUNGE
- CONVERTED GARAGE WITH HOT TUB ROOM

31 Roeburn Way, Spalding PE11 3ZW

Situated in the popular area of Roeburn Way, Spalding, this modern detached house, built in 2015, offers a perfect blend of contemporary living and family comfort. With four spacious bedrooms and two well-appointed bathrooms, this property is ideal for families seeking both space and style.

Upon entering, you will be greeted by two inviting reception rooms, providing ample space for relaxation and entertainment. The heart of the home is undoubtedly the newly fitted kitchen, upgraded just last year, which features an instant hot water tap, making meal preparation a breeze. The ground floor boasts elegant Amtico flooring, enhancing the modern aesthetic throughout.

The property has seen significant enhancements, including bespoke John Lewis shutters that add a touch of sophistication to the interiors. The outside garden room, equipped with air conditioning and heating, offers a versatile space for leisure or work, while the part-converted garage features a hot tub room at the back, perfect for unwinding after a long day.

Parking is a notable feature of this home, with space for up to three-four vehicles, thanks to the extended off-road parking that created two additional spaces. Families will appreciate the convenience of being within walking distance to a local primary school, with three more primary schools just a short drive away.

This property is not just a house; it is a home that has been thoughtfully upgraded to meet the needs of modern living. With its prime location and impressive features, it is a must-see for anyone looking to settle in Spalding.



Council Tax Band: D



Entrance Hall

Composite obscured double glazed front door into the entrance hall which has stairs leading off to the first floor accommodation, power points, skimmed ceiling, under stairs storage cupboard and radiator.

Lounge

19'8 x 11'2

UPVC double glazed window to the front with bespoke John Lewis shutters, UPVC double glazed French doors to the rear, radiator, power points, TV point and skimmed ceiling.

Cloakroom

UPVC obscured double glazed window to the front, WC with pushbutton flush, pedestal wash hand basin with mixer tap over, tile splashback, radiator, fuse box and skimmed ceiling.

Study/Snug

10'2 x 9'1

Double aspect UPVC double glazed window to the front and side, both with bespoke John Lewis shutters, radiator, power points and skimmed ceiling.

Kitchen Diner Newly Installed 2024

19'6 x 11'6

The kitchen is triple aspect with UPVC double glazed windows to the side, one to the rear and UPVC double glazed French doors going onto the rear garden. The windows have John Lewis bespoke shutters, base and eyelevel units with work surface over, sink and drainer with mixer taps over, instant hot water tap, integrated electric oven and grill, integrated convection oven and microwave, electric hob with extractor over, integrated fridge and a freezer, integrated warming drawer below the oven, integrated wine cooler, integrated dishwasher, integrated wine rack, coffee station, vertical wall mounted radiator, power points and skimmed ceiling.

Utility

6'6 x 5'3

Composite double glazed door to the rear, base and eyelevel units with work surface over, sink and drainer with tap over, wall mounted gas boiler, radiator, power points, skimmed ceiling and integrated washing machine.

Landing

Loft hatch, radiator, power points, skimmed ceiling and airing cupboard.

Bathroom

UPVC obscured double glazed window to the front with bespoke John Lewis shutters, panel bath with mixer taps over with a built-in mixer shower over and glass

shower screen, WC with pushbutton flush, pedestal wash hand basin with mixer taps over, wall mounted heated towel rail, skimmed ceiling with inset spotlights and extractor fan.

Bedroom 1

12'1 x 11'4

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

Bedroom 1 En-Suite

UPVC obscured double glazed window to the rear, separate shower cubicle which is fully tiled and has a built-in mixer shower over and a bifold shower screen, WC with pushbutton flush, pedestal wash hand basin with mixer taps over, double shaver point, wall mounted heated towel rail, skimmed ceiling with inset spotlights and extractor fan.

Bedroom 2

11'4 x 9'7

UPVC double glazed window to the front with bespoke John Lewis shutters, radiator, power points and skimmed ceiling.

Bedroom 3

10'0 x 8'0

UPVC double glazed window to the front with bespoke John Lewis shutters, radiator, power points and skimmed ceiling.

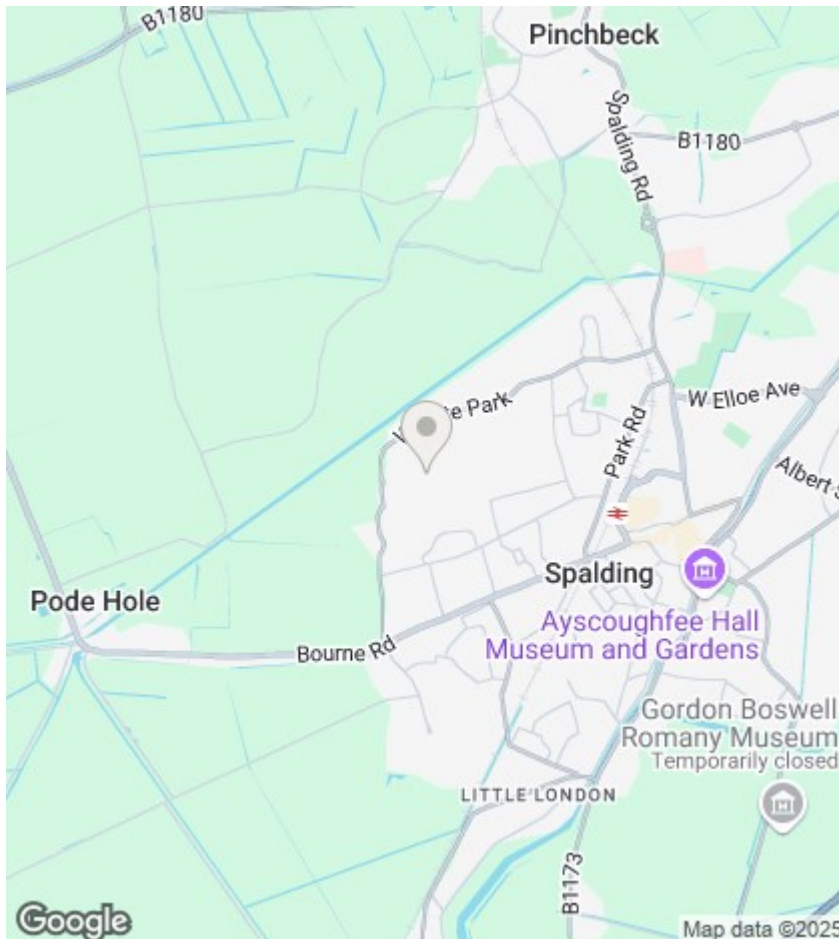
Bedroom 4

10'1 x 7'5 max

UPVC double glazed window to the front with bespoke John Lewis shutters, radiator, power points and skimmed ceiling.

Outside

The property sits on a corner plot with the front being laid to bark chipping and slate chipping, patio path leading to the front door which has courtesy light and storm porch,. To the side, the off-road parking has been extended so there is block paved off-road parking for three cars, a detached single garage which has been part converted leaving the front for storage and the rear half as a hot tub room 8'6 x 8'6. Power and lighting connected with an internal door going to the front of the garage and a UPVC obscured double glazed door to the side going into your landscaped rear garden. The rear garden is enclosed by panel fencing and is laid to lawn. There's a decking seating area with enclosed pergola off of the kitchen diner and lounge, outside power points, outside lights, outside tap and a wooden summer house which acts as an office currently it has been hardwired 9'3 x 9'2. It has fully insulated walls, an air-conditioning unit for cooling and heating, multiple power points some with USB charging, telephone point and separate fuse box.



Directions

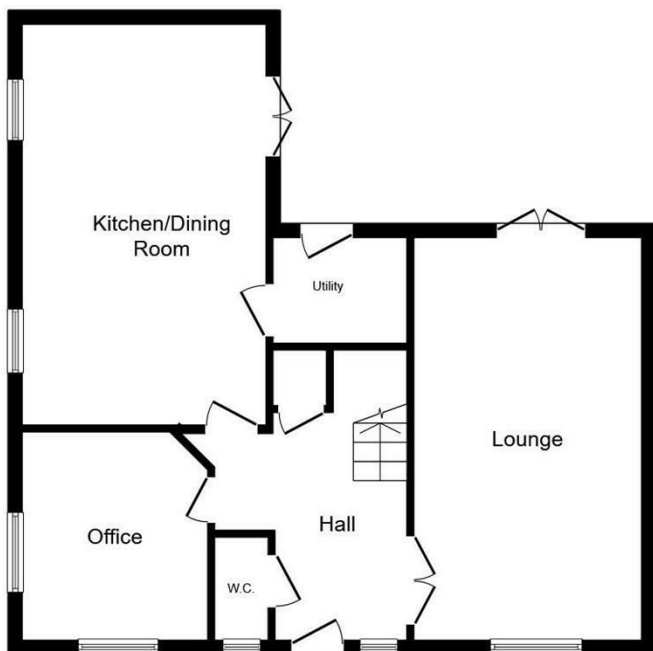
Viewings

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

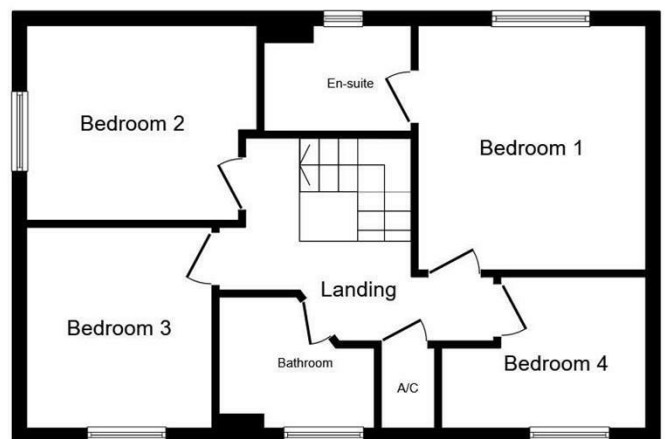
EPC Rating:

C

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 76 | 86 |
| (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



First Floor

Total floor area 122.6 m² (1,320 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com