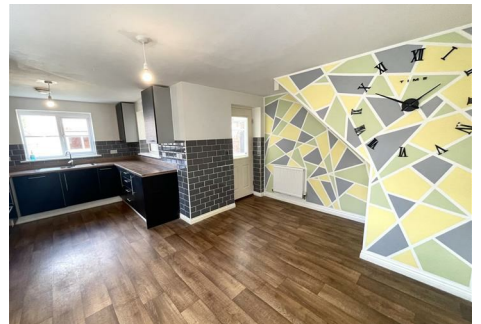




BRADLEY JAMES

ESTATE AGENTS



28 Roeburn Way, Spalding, Lincolnshire, PE11 3ZW

£260,000

- OPEN PLAN KITCHEN/DINER
- FOUR BEDROOMS
- SINGLE GARAGE
- WALKING DISTANCE TO TWO PRIMARY SCHOOLS
- NO CHAIN
- CONSERVATORY
- EN-SUITE TO BEDROOM ONE
- LOW MAINTANCE REAR GARDEN
- OVERLOOKING THE COMMUNAL GREEN TO THE FRONT
- REALISTICALLY PRICED

28 Roeburn Way, Spalding PE11 3ZW

Bradley James Estate Agents offer for sale this NO CHAIN extended four bed house with an extremely realistic asking price.

Located in the charming area of Roeburn Way, Spalding, this delightful detached house offers a perfect blend of comfort and space, making it an ideal family home. With four generously sized bedrooms, there is ample room for everyone to enjoy their own private sanctuary. The property boasts a modern bathroom and en-suite off bedroom one, ensuring convenience for busy mornings and family life.

The heart of the home features two inviting reception rooms, providing versatile spaces for relaxation, entertaining guests, or enjoying family gatherings. Whether you prefer a cosy evening in or hosting lively get-togethers, these rooms cater to all your needs. There is a generous open plan kitchen diner which leads onto an extended garden room.

Outside, the property benefits from parking for up to three vehicles, a valuable asset in today's busy world. This feature not only adds convenience but also enhances the overall appeal of the home. The off road parking leads to a detached single garage. the property sits on a corner plot and over looks a playing green.

Situated in a friendly neighbourhood, this property is close to local amenities, schools, and parks, making it an excellent choice for families and professionals alike. With its spacious layout and popular location, this house on Roeburn Way is a wonderful opportunity for those seeking a comfortable and stylish living environment. Do not miss the chance to make this lovely house your new home. The property is offered with NO CHAIN.



Council Tax Band: D



Entrance Hall

Composite door, stairs leading off to the first floor accommodation, power points, radiator and storage cupboard.

Lounge

18'0 x 10'0

UPVC window to the front overlooking the communal green, UPVC French doors into the conservatory, radiator, power points and tv point.

Cloakroom

Obscured UPVC double glazed window to the front, WC with push button flush, pedestal wash hand basin with a mixer tap, radiator, fuse box and an extractor fan.

Open Plan Kitchen/Diner

15'7 x 15'6 narrow to 9'0 max

Triple aspect UPVC window to both sides and to the rear, base and eye level units with a work surface over, sink and drainer with a mixer tap, half sized double electric oven and grill with a four burner gas hob, stainless steel splash back with an extractor hood over, integrated dishwasher, wall mounted gas boiler housed in a matching cupboard, tiled splash backs, power points (some with USB charging), radiator, space and point for an American fridge/freezer.

Utility Room

6'5 x 4'6

UPVC double glazing to the side, base and eye level units with a work surface over, space and plumbing for a washing machine, sink and drainer with a mixer tap over, space and point for a tumble dryer, tiled splash backs, power points and radiator.

Conservatory

13'5 x 8'8

Brick and UPVC construction with a UPVC double glazed door opening out to the rear garden, power points and internal French doors to the lounge.

Landing

UPVC double glazed window to the rear, loft access, power points, radiator and storage cupboard.

Bedroom 1

13'6 x 10'2

UPVC double glazed window to the rear, radiator and power points.

Bedroom 1 En-suite

UPVC double glazed window to the front, fully tiled double shower cubicle with an electric mixer shower, WC with push button flush, pedestal wash hand basin with a mixer tap over, double shaver point, radiator and inset spotlights.

Bedroom 2

10'7 x 8'8

UPVC double glazed window to the front overlooking the green, radiator and power points.

Bedroom 3

9'2 x 9'0

UPVC double glazed window to the rear, radiator and power points.

Bedroom 4

8'2 x 8'0 max

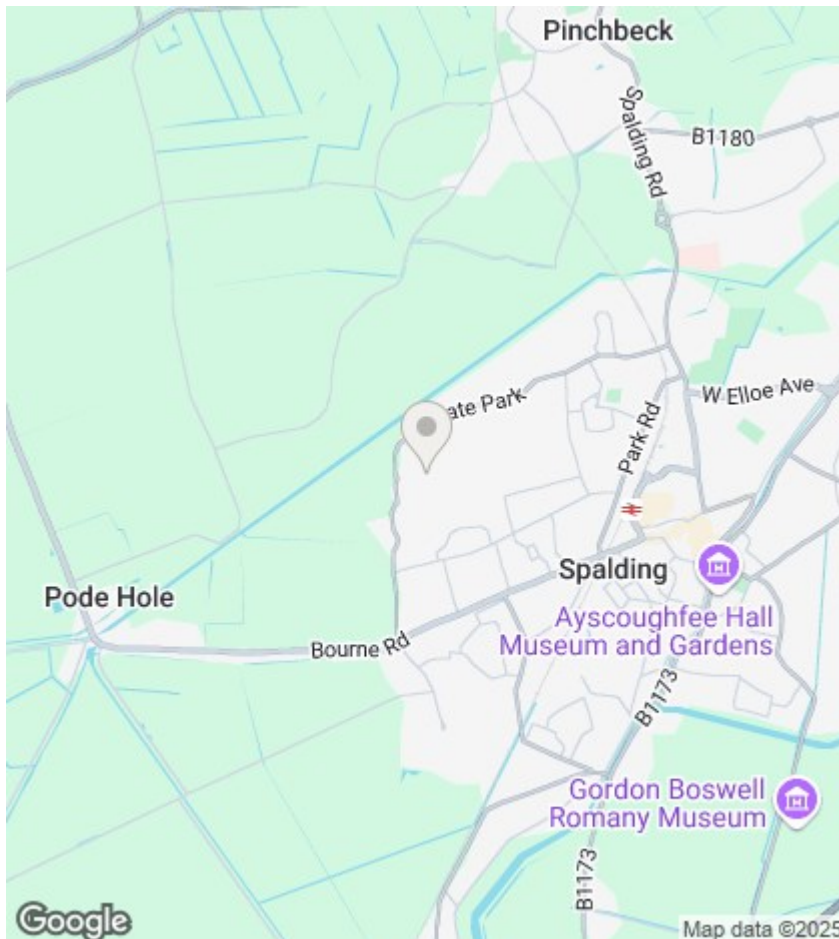
UPVC double glazed window to the front overlooking the green, radiator, power points and built-in wardrobes.

Bathroom

UPVC double glazed window to the side, panelled bath with a mixer tap and a built-in mixer shower over, vanity wash hand basin with a mixer tap over, WC with push button flush, radiator and featured panelled wall.

Outside

There's a small front and side garden, with off road parking for two to three cars which then leads to the single garage. The rear garden is enclosed by panel fencing with a pedestrian side gate for access, all low maintenance being laid to patio and artificial lawn.



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		89
(81-91) B	79	
(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	

