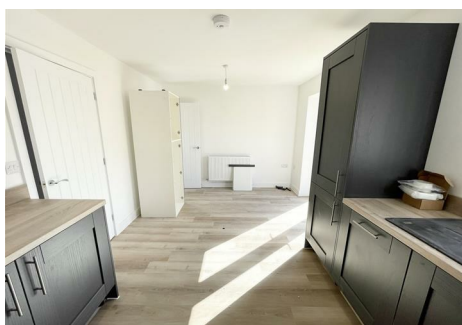




BRADLEY JAMES

ESTATE AGENTS



Plot 17 Biehler Avenue, Weston, Spalding, Lincolnshire, PE12 6GU

Asking price £285,000

- READY TO MOVE INTO
- INTEGRATED KITCHEN DINER
- UTILITY ROOM
- OFF ROAD PARKING
- WALKING DISTANCE TO LOCAL PRIMARY SCHOOL
- NO CHAIN
- LOUNGE
- EN-SUITE
- SINGLE GARAGE
- WALKING DISTANCE TO LOCAL SHOP, PUB AND BAYTREE GARDEN CENTRE.

Plot 17 Biehler Avenue, Spalding PE12 6GU

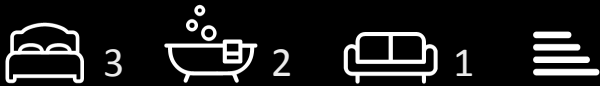
Bradley James Estate Agents are pleased to offer for sale a brand new build which is ready to move into. Situated in the charming village of Weston, this delightful house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts a warm and welcoming atmosphere, perfect for families or individuals looking for a peaceful retreat.

As you approach the house, you will be greeted by its attractive exterior. Inside, the layout is thoughtfully designed to maximise space and natural light, creating a bright and airy environment. The living areas are spacious, providing ample room for relaxation and entertaining guests.

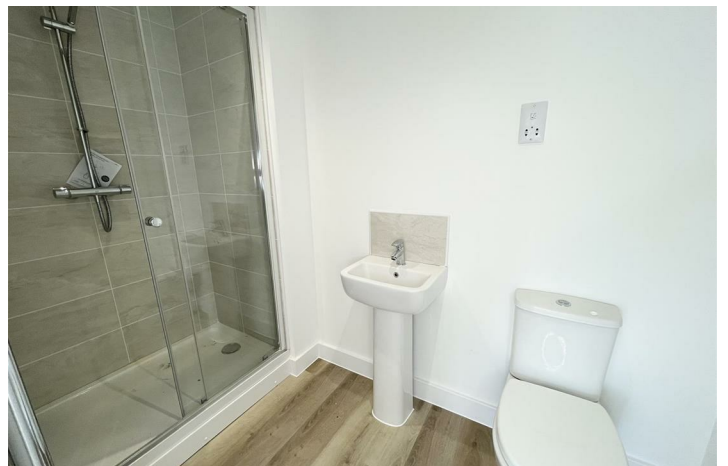
The kitchen and utility is well-equipped, offering both functionality and style, making it an ideal space for culinary enthusiasts. The kitchen comes with integrated appliances too. The bedrooms are generously sized, ensuring a restful night's sleep, while the bathroom and en-suite are modern and well-appointed, catering to all your needs.

The surrounding area of Weston is known for its friendly community and convenient amenities. Residents can enjoy nearby parks, shops, pub and a school, making it an ideal location for families. Additionally, excellent transport links via the A16 and A17 ensure easy access to nearby towns and cities, enhancing the appeal of this lovely home.

In summary, this house in Weston is a wonderful opportunity for anyone looking to settle in a vibrant and welcoming community. With its charming features and convenient location, it is sure to attract interest from a variety of potential buyers or renters. Do not miss the chance to make this delightful property your new home.



Council Tax Band: New Build



Entrance Hall

Composite obscured double glazed front door into the entrance hall which has stairs leading off to the first floor accommodation, radiator, power point, skimmed ceiling and fuse box.

Cloakroom

WC with pushbutton flush, pedestal wash basin with mixer tap over, radiator and extractor fan.

Lounge

18'0 x 11'6

Three-quarter length UPVC double glazed window to the front, radiator, power point, TV point, telephone point and skimmed ceiling.

Kitchen Diner

18'4 x 10'2

UPVC double glazed window to the rear, UPVC double glazed French doors to the rear, base and eye level units with worksurface over, sink drainer with mixer taps over, integrated Bosch electric oven and grill, integrated Bosch induction hob with Bosch extractor over, integrated Bosch fridge and freezer, integrated Bosch dishwasher, power points, radiator and skimmed ceiling with inset spotlights.

Utility Room

6'3 x 5'6

Three-quarter length UPVC double glazed window to the side, base and eye level units with worksurface over, sink and drainer with mixer taps over, space and plumbing for washing machine, larder cupboard, power points and radiator.

Landing

There's a three-quarter length UPVC double glazed window to the side, loft hatch, power points, double airing cupboard with wall mounted gas boiler, shelving and telephone point.

Bedroom 1

13'5 x 11'0

UPVC double glazed window to the rear, radiator, power point (some with USB charging points), TV point and skimmed ceiling.

Bedroom 1 En-suite

Double shower cubicle which is fully tiled with a built-in mixer shower over with a fixed showerhead and a separate showerhead on a sliding adjustable rail, pedestal wash hand basin with mixer taps over, WC with pushbutton flush, wall mounted heated towel rail, double shaver point, extra extractor fan and skimmed ceiling with inset spotlights.

Bedroom 2

11'6 x 10'1

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

Bedroom 3

10'1 x 7'2

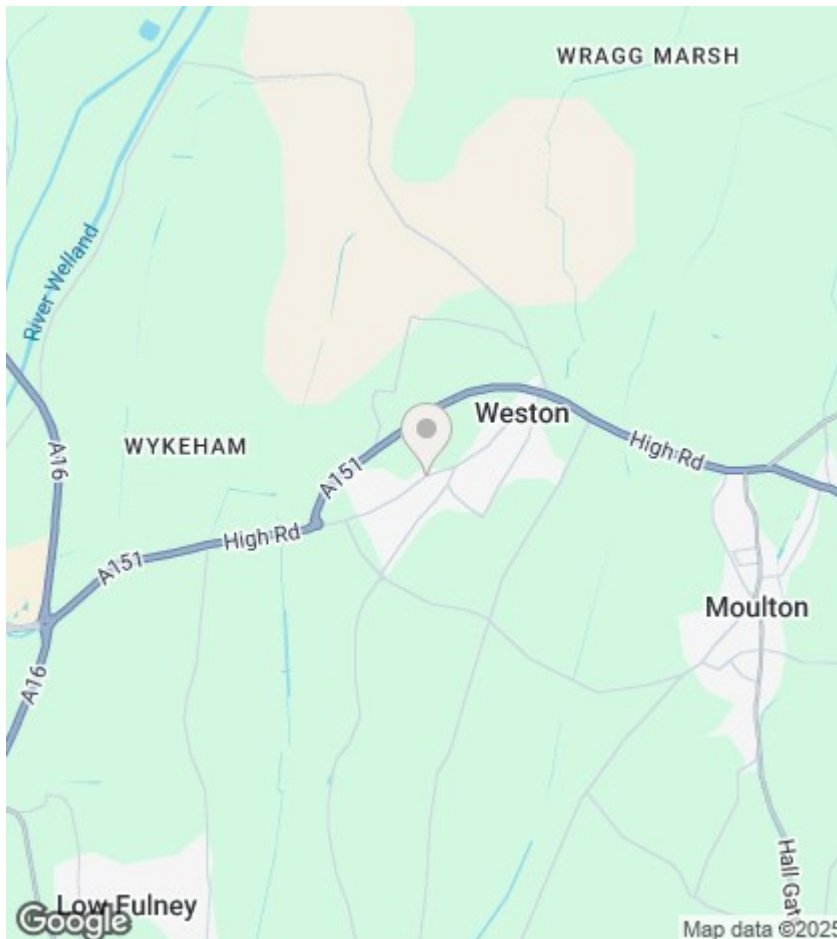
UPVC double glazed window to the rear, power point, TV point and skimmed ceiling.

Bathroom

UPVC obscured double glazed window to the front, panel bath with mixer taps over and a mixer handheld shower, WC with pushbutton flush, wash hand basin with mixer taps, double shaver point, wall mounted heated towel rail, extractor fan and skimmed ceiling with inset spotlights.

Outside

Off road parking which leads to your single garage, side gated access leading to rear garden which is laid to soil and has a patio seating area.



Directions

Viewings

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

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

