



BRADLEY JAMES  
ESTATE AGENTS



6 Heren Place, Spalding, Lincolnshire, PE11 3LB

Asking price £315,000

- EXTENDED FAMILY HOME
- EN-SUITE AND SHARPS FITTED BEDROOM FURNITURE TO BEDROOM ONE
- STUNNING KITCHEN DINER
- WALKING DISTANCE TO LOCAL PRIMARY SCHOOL AND SHOP
- POPULAR RESIDENTIAL LOCATION
- FOUR PIECE BATHROOM SUITE
- MODERN UTILITY ROOM
- CUL-DE-SAC
- TWO RECEPTION ROOMS
- PRIVATE REAR GARDEN

Bradley James Estate Agents, Office 23 Welland Workspace, 10 Pinchbeck Road, Spalding, Lincolnshire, PE11 1QD  
01775 233130

sales@bradleyjames.co.uk  
www.bradleyjames.co.uk



# 6 Heren Place, Spalding PE11 3LB

Bradley James Estate Agents offers for sale this EXTENDED family home which is nestled in the charming area of Heren Place, Spalding, this detached house offers a perfect blend of comfort and style. With four spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The two well-appointed reception rooms provide a welcoming atmosphere, perfect for entertaining or relaxing after a long day.

The house boasts a modern en-suite to bedroom one and a four piece bathroom suite serving the three bedrooms, ensuring convenience for all residents. Each room is designed with a thoughtful layout, allowing for both privacy and communal living. The property is set in a peaceful neighbourhood, making it an excellent choice for those who appreciate a tranquil environment while still being close to local amenities. The stand out feature of this home is the modern kitchen diner which is a stunning addition to the property. There is also a generously sized modern utility room with even more storage space plus a pantry and cloakroom off. Alarm system.

The property is located at the bottom of a no through road with greenery to the front. There's off road parking which leads to your single garage. The rear garden is south facing and private and enclosed and offers three separate seating areas. You are walking distance to a local primary school and local shop, with the town centre being a convenient 5 minute drive away or a 20 minute walk where you can find an array of amenities, including shops, restaurants, supermarkets, three secondary schools and a train station that takes you to Peterborough in approximately 25 minutes.

With its attractive features and ample living space, this home presents a wonderful opportunity for anyone looking to settle in Spalding. Whether you are a growing family or simply in need of more room, this property is sure to meet your needs. Don't miss the chance to make this lovely house your new home.



Council Tax Band: C



### Entrance Hall

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

### Lounge

15'0 x 13'0

UPVC double glazed bay window to the front, radiator, power point, TV point, gas fireplace and internal French doors opening into the dining room.

### Dining Room

12'0 x 10'0

UPVC double glazed French doors going out onto your rear garden, radiator, power points and internal door going through to your newly fitted kitchen.

### Kitchen

11'9 x 10'1

UPVC double glazed window to the rear, high gloss base and eye level units with worksurface over, sink and drainer with mixer taps over, integrated electric oven and grill with a half sized electric oven and grill above, four burner gas hob with extractor over with inset spotlights, power points (some with USB charging points), radiator, skimmed and coved ceiling.

### Utility Room

8'5 x 7'7

UPVC double glazed window to the rear, UPVC obscured double glazed door to the side, base and eye level units with worksurface over, integrated fridge, integrated freezer, integrated dishwasher, space and plumbing for washing machine, space and point for tumble dryer, tiled splashback, radiator, power points, skimmed and coved ceiling and storage cupboard/pantry with shelving.

### Cloakroom

UPVC obscured double glazed window to the side, WC, wash hand basin with taps over, tiled splashback, radiator and skimmed and coved ceiling.

### Landing

Two lofts on the landing, one has been boarded and had a pull down ladder, there is also a power point.

### Bedroom 1

15'0 x 13'0

UPVC double glazed window to the front, built in sharps bedroom furniture including fitted wardrobes with shelving and hanging space, bedside chest of drawers and a fitted dressing table, inset spotlights, radiator and power points.

### Bedroom 1 En-suite

9'2 x 7'2

UPVC obscured double glazed window to the front, separate shower cubicle which is fully tiled with a built-in mixer shower over, WC with pushbutton flush, pedestal wash hand basin with mixer taps over, double shaver point, wall mounted heated towel rail and airing cupboard.

### Bedroom 2

15'1 x 8'4

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

### Bedroom 3

12'0 x 10'0

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

### Bedroom 4

10'2 x 8'7

UPVC double glazed windows to rear, radiator and power points.

### Bathroom

Four piece bathroom suite with a UPVC obscured double glazed window to the rear, WC, pedestal wash hand basin with taps over, panel bath with mixer taps over, double shower cubicle which is fully tiled with a built-in mixer shower over, shaver point, extractor fan and radiator.

### Garage

17'3 x 8'6

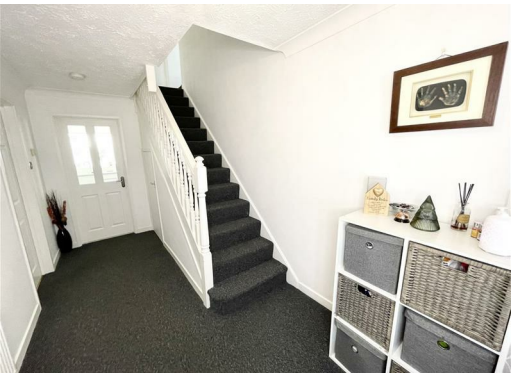
Wall mounted gas boiler, metal up and over door, power points and fuse box.

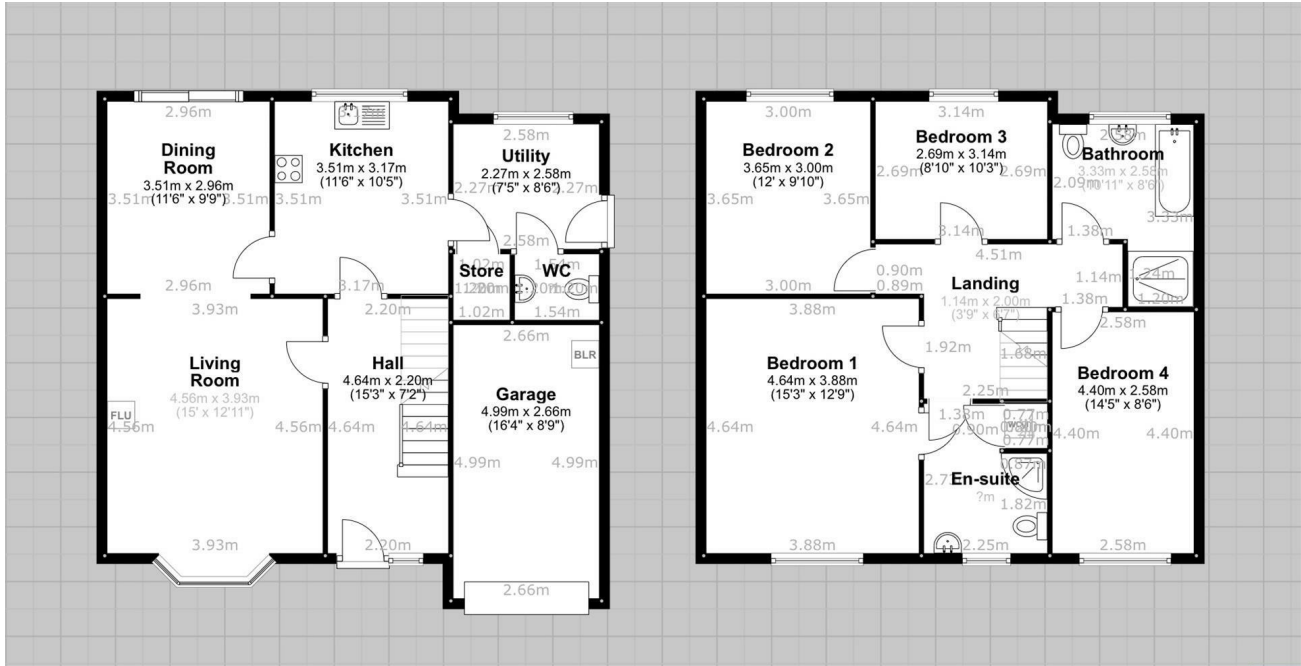
### Outside

There's a laid to lawn area, the rest is gravel off road parking for three to four cars, which leads to your single garage. There is up-and-down courtesy lighting, storm porch, outside power points, side gated access leading to the rear garden which is enclosed by panel fencing, it benefits from not being overlooked, there's two patio seating areas, decking seating area, outside light, outside tap and shed to the side of the house. The property also comes fully alarmed.









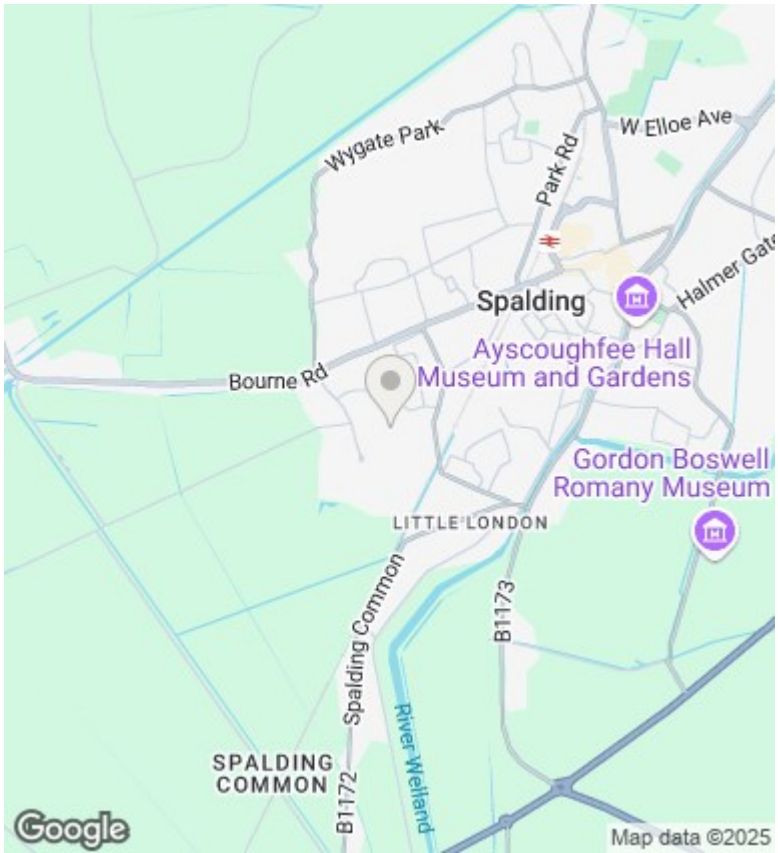
## Directions

## Viewings

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

## Council Tax Band

C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>70</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	