



BRADLEY JAMES

ESTATE AGENTS



27 Nursery Way, Spalding, Lincolnshire, PE11 1GD

Asking price £295,000

- TWO RECEPTION ROOMS
- OPEN PLAN KITCHEN DINER WITH SEPARATE UTILITY ROOM
- DOUBLE ASPECT LOUNGE
- FAMILY/PLAYROOM
- FOUR BEDROOMS
- RE-FITTED EN-SUITE
- OFF ROAD PARKING AND SINGLE GARAGE
- WALKING DISTANCE TO FOUR PRIMARY SCHOOLS
- WALKING DISTANCE TO LOCAL SHOP AND BUS STOP
- CAN EXTENDED THE OFF ROAD PARKING

# 27 Nursery Way, Spalding PE11 1GD

Bradley James Estate Agents are pleased to offer for sale this modern detached family home which is nestled in the popular area of Nursery Way, Spalding. This modern detached house, built in 2009, offers a perfect blend of comfort and convenience. Spanning an impressive 1,500 square feet, the property boasts four well-proportioned bedrooms, two bathrooms, two reception rooms, and a kitchen diner, making it an ideal family home.

As you enter, you are greeted by a spacious entrance that sets the tone for the rest of the house. The heart of the home is a bright and airy kitchen diner, complete with a separate utility room, perfect for family gatherings and entertaining guests. The double-aspect lounge provides a warm and inviting space, while the separate family or playroom offers versatility for various activities.

The master bedroom features a refitted en-suite, ensuring privacy and comfort. With off-road parking for two vehicles, there is also potential to extend this to accommodate an additional car. The rear garden is enhanced by an upgraded Indian sandstone patio, creating an excellent outdoor space for relaxation and socialising.

Location is key, and this property does not disappoint. It is within walking distance to four local primary schools, all boasting excellent Ofsted reports, making it a fantastic choice for families. Additionally, a local Co-op and bus stop are conveniently close by. For those who enjoy exploring, the town centre is just a 5-10 minute drive away, offering a range of amenities, including a train station that connects you to Peterborough. The popular Springfields Garden and Outlet Centre is also within easy reach, as is the A16 bypass, providing quick access to Peterborough, Norfolk, and Lincoln.

This property is a wonderful opportunity for anyone seeking a modern family home in a vibrant community. Don't miss your chance to make it your own.



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, radiator, PowerPoint and skimmed and coved ceiling.

### Kitchen Diner

13'7 x 10'0

double aspect with a UPVC double glazed window to front and the rear, base and eyelevel units with worksurface over, sink and drainer with mixer taps over, integrated electric oven and grill with a four burner gas hob and extractor over, space and point for American fridge freezer, integrated dishwasher, tile splashback, tiled floor, power points, telephone point, TV point and skimmed ceiling.

### Utility Room

6'6 x 6'0

Double glazed door to the side, base and eyelevel units with worksurface over, space and plumbing for washing machine, tiled floor, tiled splashback, extractor fan, power points, radiator and skimmed ceiling.

### Lounge

16'2 x 13'5

Double aspect with the UPVC double glazed window to the front and rear, radiator, TV points, telephone point and skimmed and cover ceiling.

### Cloakroom

UPVC obscured double glazed window to the side, WC with pushbutton flush, pedestal wash handbasin with tap over and tile splashback, radiator and skimmed ceiling.

### Family/Playroom

11'6 x 9'0

UPVC double glazed French doors to the rear, radiator, power points, skimmed and coved ceiling and a storage cupboard.

### Landing

UPVC double glazed window to the rear, loft hatch, radiator, power points, skimmed and coved ceiling and airing cupboard.

### Bedroom one

13'8 x 10'0

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

### En-suite

UPVC obscured double glazed window to the rear, separate shower cubicle with built in mixer shower over with a fixed showerhead and a separate showerhead which is handheld, WC with pushbutton and flush, vanity wash basin with mixer taps over and storage cupboards beneath with wall mounted medicine cabinets with mirrored front, Shaver point, half height tiled walls, wall mounted heated towel, extractor fan and skimmed and coved ceiling with inset spotlights.

### Bedroom two

10'5 x 9'1

The measurements into the built in wardrobes, UPVC double glazed window to the rear, radiator, TV point, power points, built-in wardrobes and skimmed and coved ceiling.

### Bedroom three

10'5 x 7'0

UPVC double glazed window to the side, radiator, power points, telephone point and skimmed coved ceiling.

### Bedroom four

9'0 x 8'5

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

### Bathroom

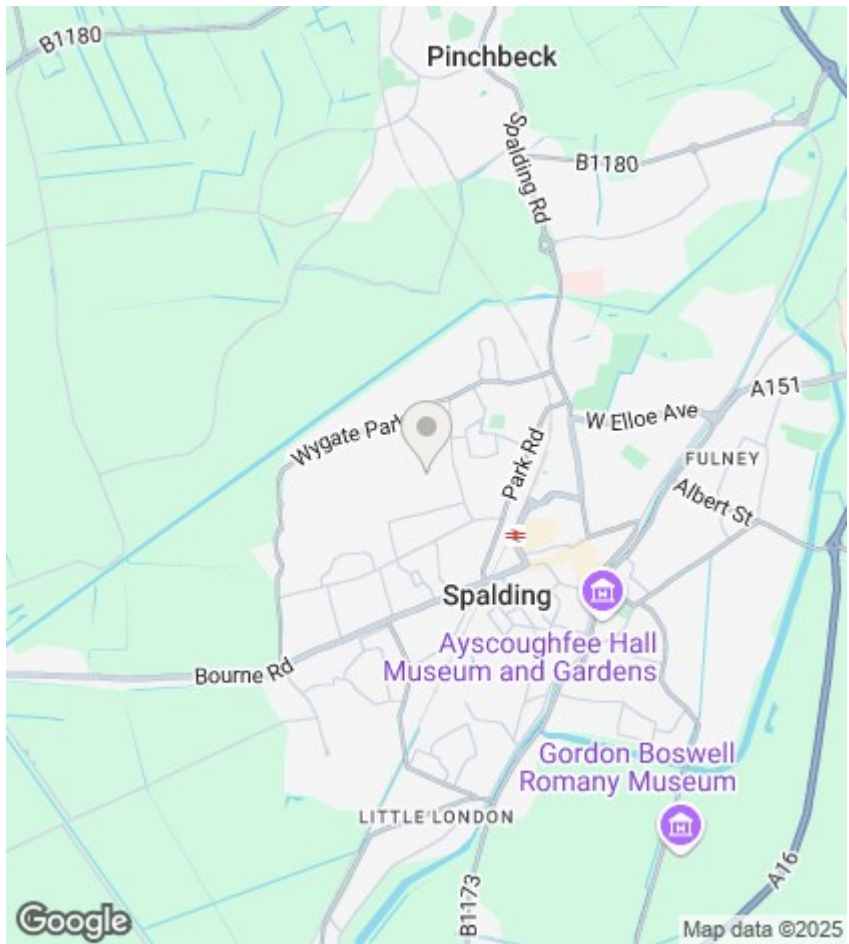
UPVC obscured double glazed window to the side, panel bath with mixer taps over and a mixer tap handheld shower over, pedestal wash and basin with taps over, WC pushbutton and flush, double shaver point, half height tiled walls, skimmed ceiling with inset spotlights and extractor fan.

### Outside

There shrubs to the front and side with blocked off-road parking which leads your single garage the off-road parking can be extended creating one extra parking space, there's a ramp style path lead to the front door which has storm porch and courtesy light, Side gated access leading to your rear garden which is enclosed by panel fencing, there's Indian sandstone extended patio, laid to lawn area, Outside power points.







## 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) <b>A</b>                          |         | 88                      |
| (81-91) <b>B</b>                            | 78      |                         |
| (69-80) <b>C</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 |

