



BRADLEY JAMES

ESTATE AGENTS



4 Annette Close, Spalding, Lincolnshire, PE11 1RU

Asking price £220,000

- MODERN INTERIOR
- MODERN BATHROOM
- ALARM
- FITTED WARDROBES IN ALL BEDROOMS
- CLOSE TO FOUR PRIMARY SCHOOLS
- NEWLY FITTED MODERN KITCHEN
- TWO RECEPTION ROOMS
- DINING ROOM
- OFF ROAD PARKING FOR THREE CARS
- WALKING DISTANCE TO LOCAL SHOP

4 Annette Close, Spalding PE11 1RU

Bradley James Estate Agents are pleased to offer for sale Annette Close. This modern semi-detached house presents an excellent opportunity for families and professionals alike. With three well-proportioned bedrooms, all with fitted wardrobes this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

The property features a contemporary bathroom, designed with modern fixtures to cater to your daily needs. The layout is practical and flows seamlessly, ensuring that every corner of the home is utilised effectively.

One of the standout features of this residence is the modern integrated kitchen with modern fixtures and fitting and a beautiful gloss tiled floor. To the outside there is parking accommodating up to three vehicles, which is a rare find in many urban settings. This convenience adds to the overall appeal, making it easier for you and your guests to come and go without the hassle of street parking.

Situated in a friendly neighbourhood, this home is close to local amenities, four schools, and parks, making it an ideal choice for families. The modern design and thoughtful layout of this property ensure that it meets the demands of contemporary living while providing a warm and welcoming atmosphere. The property is fully alarmed and comes with a landscaped rear garden.

In summary, this semi-detached house on Annette Close is a delightful blend of comfort, convenience, and modern living, perfect for those looking to settle in a vibrant community. Don't miss the chance to make this lovely property your new home.



Council Tax Band: B



Entrance

Go through the composite obscured double glazed front door into the entrance porch, there is a radiator and fuse box, then an internal door into the dining room.

Dining Room

20'1 x 9'5

It's double aspect with a UPVC double glazed window to front and one to the rear, the measurement doesn't include the stairs which leads off to the first floor accommodation, there are bespoke under stairs storage cupboards, oak flooring, radiator, power points and tv point.

Kitchen

12'0 x 7'3

UPVC double glazed window to rear and a UPVC obscured double glazed door to the rear, base and eye level units with worksurface over, sink and drainer with mixer over, integrated electric oven and grill with an integrated microwave, an electric hob and extractor over, space and plumbing for washing machine, integrated fridge and integrated freezer, high gloss tiled floor, radiator, power points with USB charging and skimmed and coved ceiling with inset spotlights.

Lounge

16'0 x 8'2

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

Landing

Loft hatch, power point and airing cupboard with shelving and wall mounted gas boiler.

Bedroom 1

13'3 x 8'6

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

Bedroom 2

12'7 x 9'1

UPVC double glazed window to the front, radiator, telephone point and built in wardrobes.

Bedroom 3

8'3 x 7'2 max

UPVC double glazed window to the rear, built-in single wardrobe with shelving and hanging space, radiator and power points.

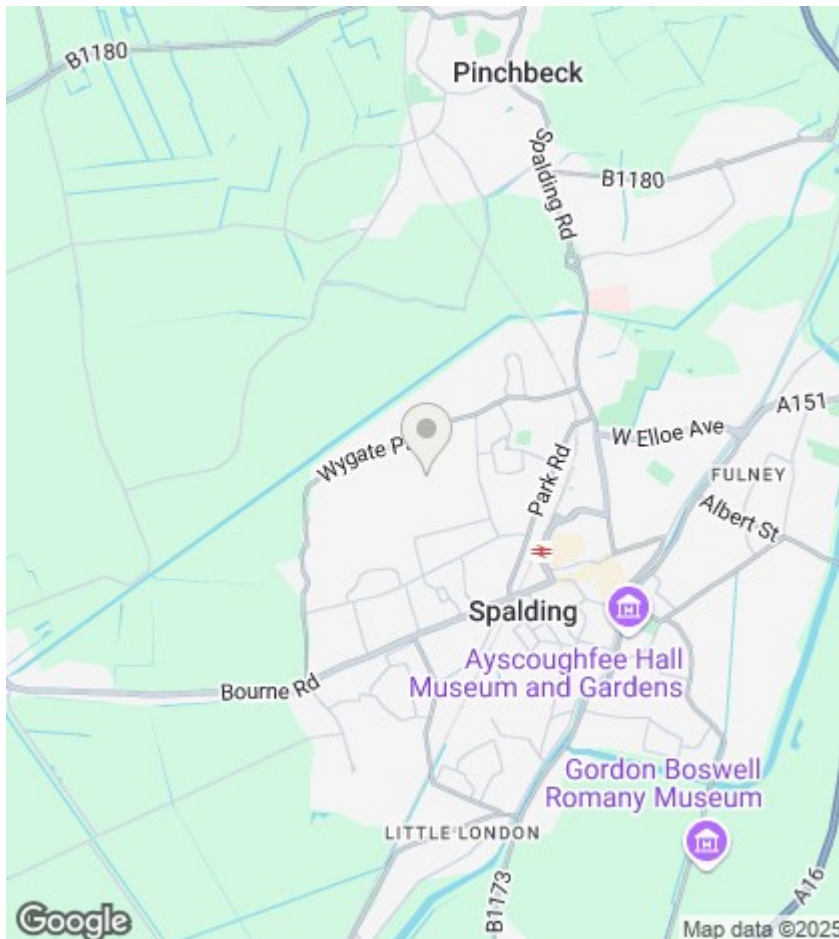
Bathroom

UPVC obscured double glazed window to rear, pedestal wash hand basin with mixer taps over, WC with push button flush, panel bath with taps over, an electric

mixer shower over with shower screen, radiator and extractor fan.

Outside

Extended off-road parking, side gated access leading to your rear garden which is enclosed by panel fencing, there's a laid to lawn area, extended patio seating area, raised decking seating area, outside lights and outside tap.



Directions

Viewings

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

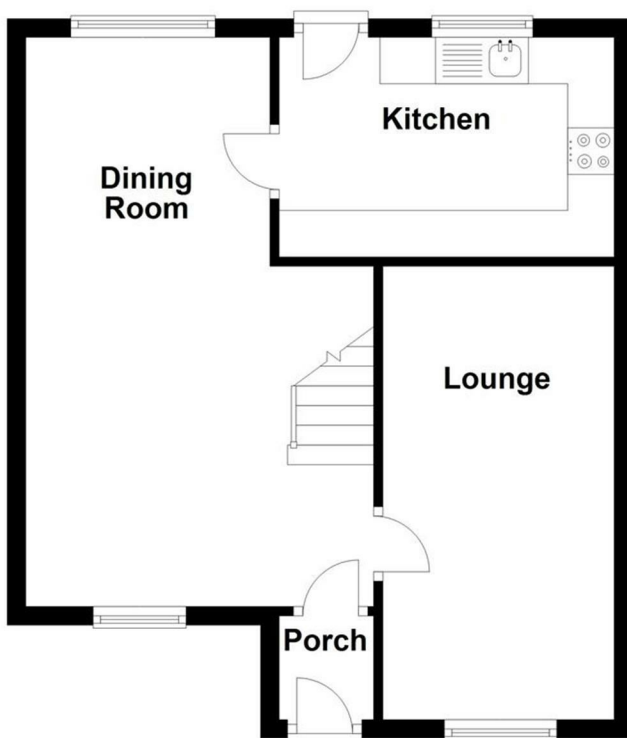
EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	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

Approx. 43.1 sq. metres (464.4 sq. feet)



First Floor

Approx. 38.6 sq. metres (415.5 sq. feet)

