



BRADLEY JAMES

ESTATE AGENTS



25 Tansy Way, Spalding, PE11 3YU

Asking price £400,000

- STUNNING VIEWS TO THE FRONT
- MODERN KITCHEN AND UTILITY ROOM
- DOUBLE GARAGE
- EXECUTIVE NEIGHBOURING PROPERTIES
- CLOSE BY TO THREE PRIMARY SCHOOLS
- THREE RECEPTION ROOMS
- EN-SUITE
- SIDE AND REAR GARDENS
- WALKING DISTANCE TO CO OP SHOP AND BUS STOP
- NO THROUGH ROAD

25 Tansy Way, Spalding PE11 3YU

Bradley James offers for sale, this stunning detached house, offering an exceptional living experience for families seeking both comfort and convenience. Boasting four spacious double bedrooms, including an en-suite shower room to bedroom one, this property is designed to accommodate modern family life with ease.

The ground floor features three separate reception rooms, providing ample space for relaxation and entertainment. The modern kitchen diner is a highlight, perfect for family meals and gatherings, while a separate utility room adds practicality to daily chores. Ascend to the bright gallery landing, where the four generously sized bedrooms await, with the front bedrooms and reception rooms offering lovely views over the Vernatts with fields beyond.

The exterior of the property is equally impressive, with a generous plot that includes side and rear gardens. The side garden is ideal for housing a hot tub, while the main rear garden offers plenty of space for outdoor activities and family fun. Off-road parking and a double garage ensure that convenience is at your fingertips.

Situated on a private road surrounded by executive properties, this home enjoys a peaceful setting. The nearby Vernatts provides delightful walking paths along the riverbank, and essential amenities such as a Co-op shop and a fish and chip shop are within walking distance. Families will appreciate the proximity to three primary schools, with the town centre just a five-minute drive away.

Spalding is renowned for its excellent educational facilities, including a grammar secondary school and a girls' high school. With its picturesque river system and the popular Springfields Garden and Outlet Centre nearby, this market town offers a wonderful lifestyle for those looking to settle in a vibrant community. This property truly represents a fantastic opportunity for family living in a desirable location.



4



2



3



B

Council Tax Band: E



Entrance Hall

7'3 x 10'9

Go through the composite obscured double glazed front door into the spacious entrance hall which has stairs leading off to the first floor accommodation, radiator, power point, skimmed and coved ceiling and under stairs storage cupboard.

Lounge

18'4 x 12'9 max

UPVC double glazed bay window to the front overlooking fields and Vernatts drain, radiator, power point, wall lights, skimmed and coved ceiling, gas fireplace and TV point.

Family Room

12'9 x 9'10

Internal French doors leading into the lounge, UPVC double glazed windows, French doors to the rear, radiator, power point, skimmed and coved ceiling, there is also an archway leading through to the dining room.

Dining Room

10'9 x 11'3

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

Cloakroom

UPVC obscured double glazed window to the front, WC with push button flush, pedestal wash hand basin with mixer taps over, tiled splashback, radiator and skimmed and coved ceiling.

Kitchen Diner

14'9 x 11'9

Double aspect with a UPVC double glazed window to the side and to the rear, base and eye level units with worksurface over, sink and drainer with mixer taps over, integrated double electric oven and grill, five burner gas hob with extractor over, integrated dishwasher, space and point for American fridge freezer, centre island with storage, tiled splashback, tiled floor, power points, telephone point, TV point and skimmed and coved ceiling with inset spotlights.

Utility Room

6'10 x 8'5

UPVC double glazed window to the front overlooking the Vernatts, composite obscured double glazed door to the side, base units with worksurface over, sink and drainer with mixer taps over, wall mounted gas boiler, space and plumbing for washing machine, space and point for tumble dryer, fuse box, extractor fan, radiator, power points, tiled floor and skimmed and coved ceiling.

Gallery Landing

15'1 x 7'4

Two UPVC double glazed windows with open field views and view of the Vernatts drain, radiator, power point, loft hatch, skimmed and coved ceiling and an airing cupboard with shelving.

Family Bathroom

6'7 x 10'8

Four piece family bathroom which has a UPVC obscured double glazed window to the rear, panel bath with mixer taps over, tiled splashback, WC with push button flush, two wash hand basins with mixer taps over, separate shower with a fixed rain style showerhead and a handheld showerhead and inset shelving, double shaver point, wall mounted heated towel rail and skimmed and coved ceiling with inset spotlights.

Bedroom 1

12'9 x 12'0

UPVC double glazed window to the front overlooking fields and Vernatts drain, radiator, power point, TV point, skimmed and coved ceiling and a built-in wardrobe.

Bedroom 1 En-suite

3'10 x 8'7

UPVC obscured double glazed window to the side, pedestal wash hand basin with mixer taps over, WC with push button flush, separate shower cubicle which has a built-in mixer shower, wall mounted heated towel rail, extractor fan, double shaver point and skimmed and coved ceiling with inset spotlights.

Bedroom 2

9'10 x 12'9

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

Bedroom 3

11'9 x 9'11

UPVC double glazed window to rear, built-in double wardrobe with shelving and hanging space, radiator, TV point and skimmed and coved ceiling.

Bedroom 4

9'6 x 11'9

UPVC double glazed window to the front overlooking the fields, radiator, telephone point, TV point, built-in double wardrobes with shelving and hanging space and skimmed and coved ceiling.

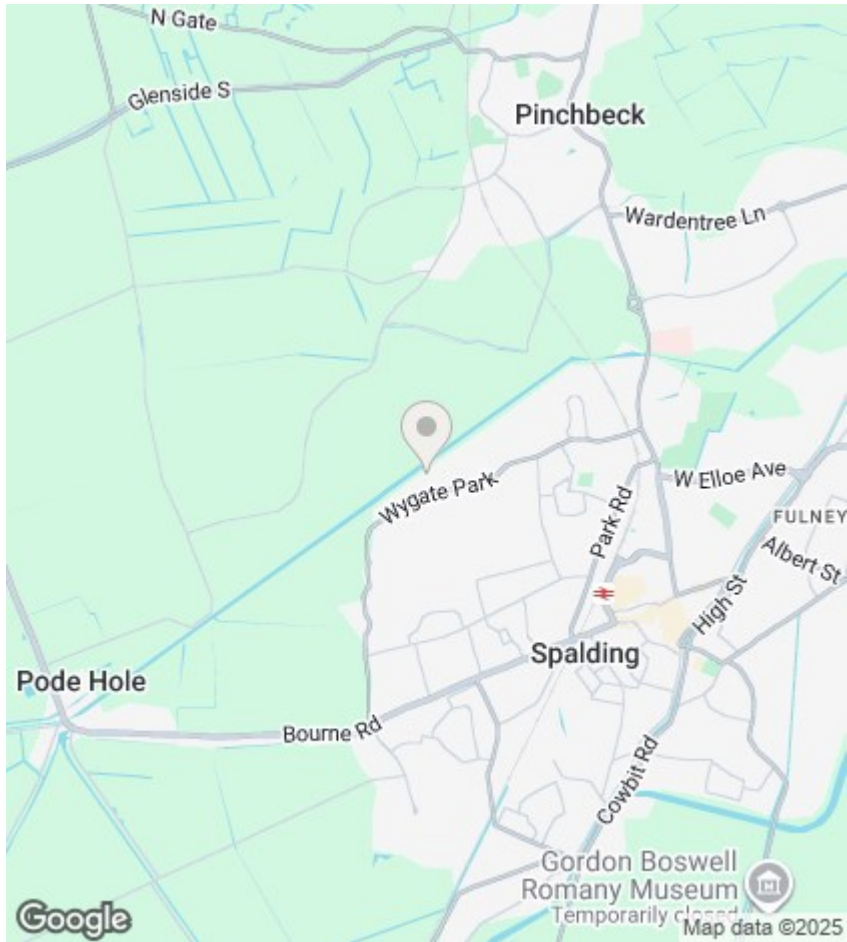
Outside

To the front there's a hedge and the rest is laid to lawn, there's side gated access which leads to your side and rear garden. The side garden is enclosed by panel fencing and is laid to Astroturf and patio, there's a decking seating area in-between the garage

and the house, which then leads through to your rear garden. The rear garden is enclosed by panel fencing and is predominantly laid to lawn, there's an extended patio seating area and off-road parking to the rear which leads to a detached double garage. The double garage has power and lighting connected and a UPVC obscured double glazed door to the side leading into the side and rear garden.







Viewings

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

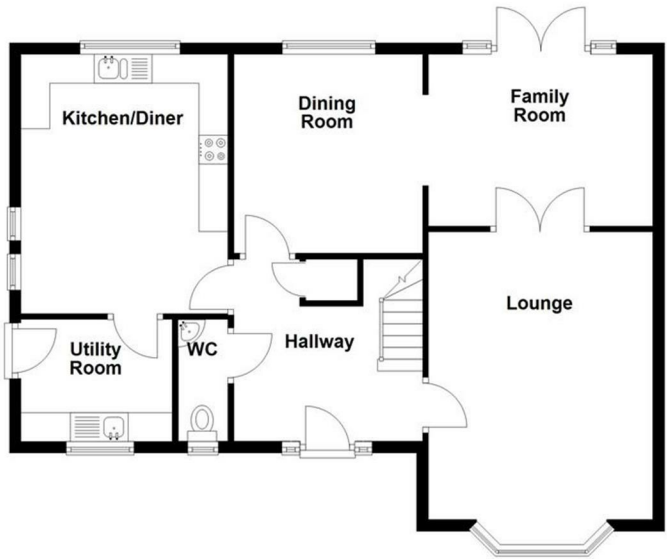
EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(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

Ground Floor

Approx. 78.8 sq. metres (848.4 sq. feet)



First Floor

Approx. 78.5 sq. metres (845.1 sq. feet)

