



BRADLEY JAMES

ESTATE AGENTS



141 Cradge Bank, Spalding, PE11 3AF

Asking price £305,000

- VIEWS OVER THE RIVERBANK
- MODERN OPEN PLAN KITCHEN DINER
- MODERN CLOAKROOM
- OUTDOOR OFFICE
- BLOCKED PAVED OFF ROAD PARKING
- FOUR/FIVE BEDROOMS
- UTILITY ROOM
- MODERN BATHROOM
- LANDSCAPED REAR GARDEN
- POPULAR LOCATION

141 Cradge Bank, Spalding PE11 3AF

Bradley James offers for sale this beautiful modern family home with STUNNING VIEWS TO THE FRONT. Nestled in the picturesque area of Cradge Bank, Spalding, this stunning detached house offers a perfect blend of comfort and modern living. Spanning an impressive 1,535 square feet, the property boasts two spacious reception rooms and four/five well-appointed bedrooms, making it an ideal family home.

As you enter, you are greeted by a beautiful entrance hall which leads to your lounge that invites relaxation and social gatherings. The heart of the home is the modern open-plan kitchen diner, designed for sociable living, complete with a utility room and a convenient cloakroom. The upstairs features a contemporary bathroom and four bedrooms, two of which provide breath taking views over the bank, allowing you to enjoy the sight of horses roaming freely from the comfort of your own bed or lounge.

The property is further enhanced by off-road parking for three vehicles, ensuring convenience for you and your guests. The landscaped rear garden offers a tranquil outdoor space, perfect for enjoying sunny days or entertaining friends. Additionally, an outside office provides a versatile area for work or leisure.

Located within walking distance to local amenities, including a gym, shops, and delightful fish and chip shops, this home is well-connected with excellent road links to the A16, providing easy access to Peterborough, Stamford, Boston, Lincoln, and Norfolk.

This remarkable property combines stunning views, modern features, and a prime location, making it a must-see for anyone seeking a delightful home in Spalding.



Council Tax Band: C



Entrance Hall

Composite obscured double glazed front door into the entrance hall, which has a high gloss tiled floor, radiator, wall panelling, power points, telephone point, skimmed and coved ceiling with inset spotlights and stairs leading off to the first floor accommodation.

Downstairs Bedroom 5/Family Room

15'6 x 7'6

UPVC double glazed window to the front overlooking the bank, radiator, power points, built-in wardrobes with shelving and hanging space and skimmed ceiling with inset spotlights. (Measurements into the built-in wardrobes)

Lounge

14'6 x 12'2

UPVC double glazed window to the front overlooking the bank, high gloss tiled floor, panelled walls, TV point, radiator, power points, skimmed and coved ceiling and a block archway leading through to the open plan kitchen diner.

Kitchen Diner

18'8 x 12'2

UPVC double glazed sliding patio doors going onto the rear garden, UPVC double glazed window to the rear, base and eye level units with work surface over, sink and drainer with mixer taps over, integrated half sized electric double oven grill, induction hob, integrated dishwasher, space and point for American fridge freezer, tiled splashback, high gloss tiled floor, panelled walls, power points with USB charging, skimmed and coved ceiling with inset spotlights, under stairs storage cupboard and pantry.

Utility Room

7'6 x 6'0

UPVC double glazed window to the side, UPVC obscured double glazed door to the rear, base units with work surface over, sink with mixer taps over, space and point for tumble dryer, space and plumbing for washing machine, gloss tiled floor, radiator, power points and skimmed and coved ceiling with inset spotlights.

Cloakroom

UPVC obscured double glazed window to the side, vanity wash hand basin with mixer taps over, WC with push button flush, all set in a storage unit with

storage cupboards beneath and works surface over, half height tiled walls, tiled floor and wall mounted heated towel rail.

Landing

Loft hatch, skimmed and coved ceiling with inset spotlights, half height panelled walls and power point.

Family Bathroom

UPVC obscured double glazed window to the rear, bath with mixer taps over, built in mixer shower, shower screen, vanity wash hand basin with mixer taps over, WC with push button flush, all set in a storage unit with storage cupboard beneath and work surface over, wall mounted medicine cabinet, wall mounted heated towel rail, tiled floor, skimmed and coved ceiling with inset spotlights and extractor fan.

Bedroom 1

14'6 x 11'0

Double glazed window to the front overlooking the bank and the river, radiator, power points, skimmed and coved ceiling with inset spotlights, built-in triple wardrobe and panelled walls.

Bedroom 2

16'0 x 14'3 x 8'7

Double aspect with a UPVC double glazed window to the side, two UPVC double glazed windows to the front overlooking the bank and the river, radiator, power points and skimmed and coved ceiling with inset spotlights.

Bedroom 3

12'3 x 11'0

UPVC double glazed window to the rear, radiator, power points some with USB charging, skimmed and coved ceiling with inset spotlights, airing cupboard with shelving and a wall mounted Worcester Bosch boiler.

Bedroom 4

11'0 x 7'7

UPVC double glazed window to the rear, built in wardrobe with hanging space, radiator, power points and skimmed and coved ceiling with inset spotlights.

Outside

To the front there is panel fencing and a laid to lawn

area, the rest is blocked paved off-road parking with side gated access leading to the rear garden. The rear garden is enclosed by panel fencing, predominantly laid to lawn and has an extended decking seating area, covered barbecue and outside bar area.

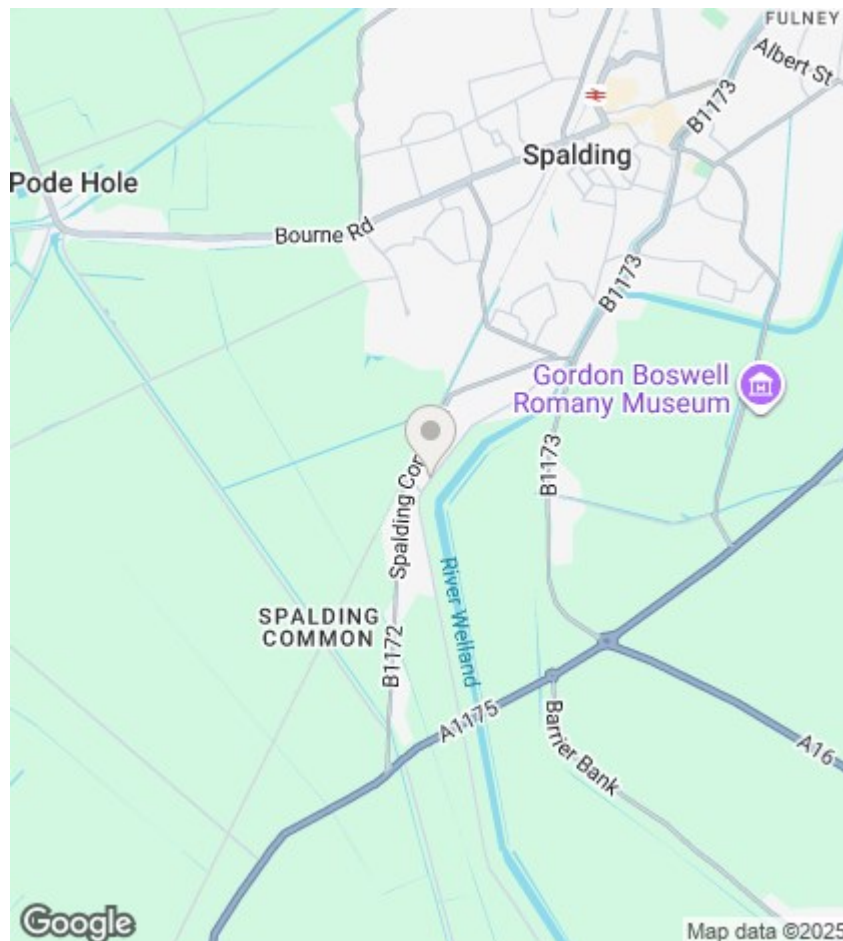
Outdoor Office

14'8 x 8'2

UPVC double glazed window to the front, double glazed door to the front, another double glazed door to the rear, window to the rear, window to side, power point USB charging points, base and eye level units with work surface over and sink and drainer with mixer taps over.







Viewings

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

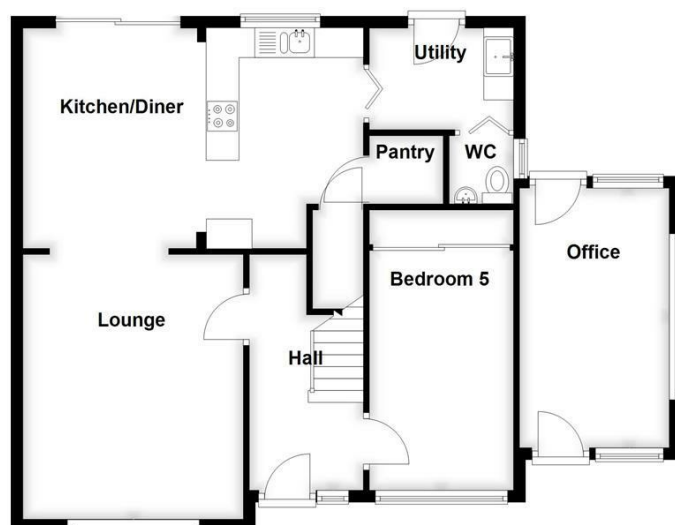
EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(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. 77.1 sq. metres (830.0 sq. feet)



First Floor

Approx. 65.5 sq. metres (705.5 sq. feet)



Total area: approx. 142.7 sq. metres (1535.5 sq. feet)