



BRADLEY JAMES

ESTATE AGENTS



46 Balmoral Way, Holbeach, Spalding, PE12 7RP

Asking price £219,950

- MODERN OPEN PLAN INTEGRATED KITCHEN DINER
- DOUBLE ASPECT LOUNGE
- MODERN BATHROOM SUITE
- SINGLE GARAGE WITH POWER
- ONLY 5 YEARS OLD
- SPACIOUS ENTRANCE HALL WITH CLOAKROOM
- EN-SUITE AND BUILT IN WARDROBE TO BEDROOM ONE
- TWO PARKING SPACES ON YOUR OWN DRIVE
- LOW MAINTENANCE REAR GARDEN

46 Balmoral Way, Spalding PE12 7RP

Bradley James are pleased to offer for sale this modern semi detached house with single garage, it's nestled in the popular residential area of Balmoral Way, Holbeach. This modern semi-detached house offers a delightful blend of comfort and convenience. Upon entering, you are greeted by a welcoming entrance hall that leads to a well-appointed cloakroom. The spacious double aspect lounge provides a bright and airy atmosphere, perfect for relaxation or entertaining guests.

The heart of the home is undoubtedly the open-plan kitchen diner, which boasts integrated appliances and French doors that open onto a low-maintenance rear garden, ideal for enjoying the outdoors without the hassle of extensive upkeep. The first floor features a landing that leads to three well-proportioned bedrooms. The master bedroom benefits from fitted wardrobes and an ensuite shower room, while the modern family bathroom serves the other two bedrooms, ensuring ample facilities for family living.

This property also offers off-road parking for two vehicles, leading to a single garage equipped with power and lighting, providing additional storage or workspace. Side gated access to the rear garden enhances the practicality of this home.

Conveniently located, the property is just a 15-minute walk or a short drive from Holbeach town centre, where you will find a variety of amenities including Tesco, Aldi, primary and secondary schools, a doctors' surgery, pubs, and various local shops. The A17 road provides excellent transport links to Lincoln, Norfolk, Boston, and Spalding, making this home an ideal choice for those seeking accessibility. This property is a perfect opportunity for families or professionals looking for a modern home in a vibrant community.

Management annual charge of £300 for the maintenance of the estate.



Council Tax Band: B



Entrance Hall

Go through the composite obscured double glazed front door into the entrance hall which has stairs leading off to the first floor accommodation, fuse box, radiator and power points.

Cloakroom

UPVC obscured double glazed window to the front, WC with push button flush, pedestal wash hand basin with mixer taps over, radiator and extractor fan.

Lounge

16'2 x 9'7

UPVC double glazed window to the front and the rear, radiator, media plate with satellite, telephone point, TV points, power points some with USB, skimmed ceiling and thermostat control.

Kitchen Diner

18'4 x 15'0 max

Double aspect with UPVC double glazed window to front, UPVC double glazed French doors into the rear garden, base and eye level units with worksurface over, sink and drainer with mixer taps, integrated Bosch electric oven and grill, Bosch induction hob, Bosch extractor over, integrated Bosch fridge and freezer, integrated Bosch dishwasher, tiled splashback, space and plumbing for washing machine, radiator, power points and skimmed ceiling with inset spotlights.

Landing

Power points.

Bedroom 1

14'4 x 11'7 max

Two UPVC double glazed windows to the front, built-in wardrobes with shelving and hanging space, radiator, power points and TV point.

Bedroom 1 Ensuite

UPVC obscured double glazed window to the front, separate shower cubicle which is fully tiled, built-in mixer shower over with a fixed showerhead and a separate showerhead on a sliding adjustable rail, pedestal wash hand basin with mixer tap over, WC with push button flush, double shaver point, wall mounted heated towel rail, skimmed ceiling with inset spotlights and extractor fan.

Bathroom

UPVC obscured double glazed window to the rear, panel bath with mixer taps over, mixer tap and handheld shower, pedestal wash hand basin with mixer taps over, WC with push button flush, double shaver point, wall mounted heated towel rail and skimmed ceiling with inset spotlights.

Bedroom 2

10'0 x 9'0

UPVC double glazed window to the front, radiator, power points, TV points, storage cupboard, skimmed ceiling and loft hatch.

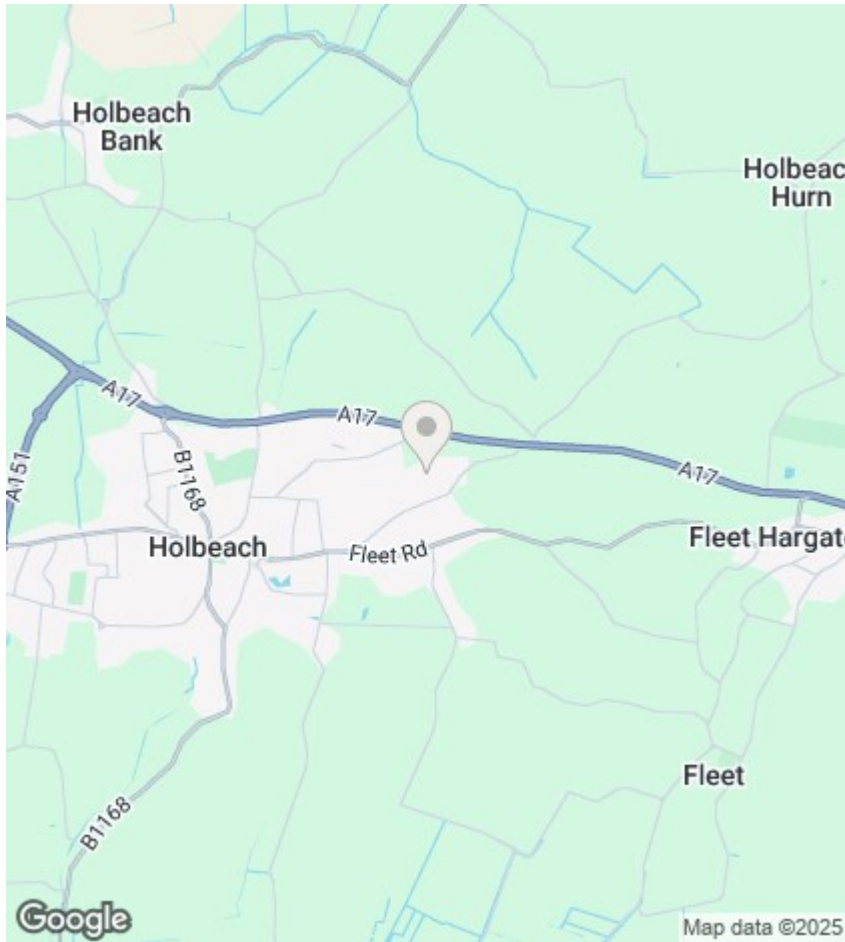
Bedroom 3

7'2 x 6'5

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

Outside

To the outside the property is on a corner plot which is laid to lawn, there is a double width ramp style path leading to the front door which has a storm porch and courtesy light, there is also tarmac off road parking to the side for two cars. This leads to a single garage which has a metal up and over door, power and lighting connected and an outside light to the front. There's side gated access leading to the low maintenance rear garden which is enclosed by panel fencing, has an Indian sandstone patio seating area, a circular Astrotrurf centrepiece and the rest is lead to decorative chipping with outside lights and outside tap.



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		95
(81-91) B	84	
(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	

