



BRADLEY JAMES

ESTATE AGENTS



8A River Bank, Spalding, PE11 3AA

Asking price £280,000

- NO CHAIN
- OPEN PLAN KITCHEN DINER FAMILY ROOM
- LOUNGE
- OFF ROAD PARKING FOR THREE-FOUR CARS
- WALKING DISTANCE TO LOCAL SHOPS
- BUILT IN 2023
- BI FOLD DOORS
- EN-SUITE TO BEDROOM ONE
- INTEGRATED KITCHEN
- GREAT ROAD LINKS TO A16

8A River Bank, Spalding PE11 3AA

Bradley James Estate Agents are pleased to offer for sale this NO CHAIN detached family home which is nestled down River Bank in Spalding. This stunning modern house, built in 2023 by an independent builder, offers a perfect blend of contemporary design and comfortable living. As you step through the spacious entrance hall, you are welcomed into a generous lounge that provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests.

The heart of this home is undoubtedly the impressive open-plan kitchen, dining, and family room. This space is designed for modern living, featuring a stylish breakfast bar and bi-fold doors that seamlessly connect the indoors to the extensive patio in the rear garden. This outdoor area is perfect for al fresco dining or enjoying a sunny afternoon.

The property boasts four well-proportioned bedrooms, with the master suite featuring a private en-suite bathroom for added convenience. A beautifully appointed four-piece bathroom serves the remaining three bedrooms, ensuring ample facilities for family and guests alike.

Outside, the property offers off-road parking for three to four vehicles, along with side gated access to the rear garden, enhancing both privacy and accessibility.

Conveniently located within walking distance to a local gym, shops, a 24-hour convenience store, a fish and chip shop, and a hairdresser, pub, this home is perfectly situated for everyday needs. Additionally, it is just a five-minute drive to the town centre and train station, with excellent road links to the A16 connecting you to Peterborough, Stamford, Norfolk, Boston, and Lincoln.

This property is offered with no chain, making it an ideal choice for those looking to move in without delay. Don't miss the opportunity to make this beautiful house your new home.

****CGI images have been used in the kitchen diner/family room.****



Council Tax Band: D



Entrance Hall

Composite obscured double glazed front door into the entrance hall which is a generous size, UPVC double glazed window to side, stairs leading to the first floor accommodation, radiator, power points, under stairs alcove, fuse box and skimmed ceiling.

Lounge

14'6 x 12'4 max

UPVC double glazed window to the front, radiator, power points, telephone point and two TV points.

Kitchen Diner/Family Room

21'7 x 20'3 x 13'6

UPVC double glazed window to the rear, bifold doors to the rear, UPVC obscured double glazed door to the side where the off-road parking is, based and eye level units with worksurface over, sink and drainer with mixer taps over, integrated electric double oven, electric hob, extractor over, integrated dishwasher, integrated fridge and freezer, wall mounted gas boiler housed in the kitchen cupboard, breakfast bar, power points, radiator, TV point and skimmed ceiling with inset spotlights.

Cloakroom

UPVC obscured double glazed window to the side, WC with push button flush, vanity wash hand basin with mixer taps over and storage cupboard beneath, radiator, extractor fan and skimmed ceiling.

Landing

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

Bedroom 1

14'7 x 11'5

UPVC double glazed window to the front, radiator, power points, TV point and skimmed ceiling.

Bedroom 1 Ensuite

UPVC obscured double glazed window to the side, WC with push button flush, vanity wash hand basin with mixer taps over and storage cupboards beneath, separate shower cubicle which is fully tiled and has a built-in mixer shower, wall mounted heated towel rail, half height tiled walls, skimmed ceiling with inset spotlights and extractor fan.

Bathroom

Four piece bathroom with UPVC obscured double glazed window to the front, panel bath with mixer taps over, separate shower cubicle which is fully tiled with a built-in mixer shower, WC with push button flush, vanity wash hand basin with mixer taps over and storage cupboards beneath, half height tiled walls, skimmed ceiling with inset spotlights, extractor fan and wall mounted heated towel rail.

Bedroom 2

10'4 x 10'0

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

Bedroom 3

11'0 x 9'0 max

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

Bedroom 4

11'3 x 6'7

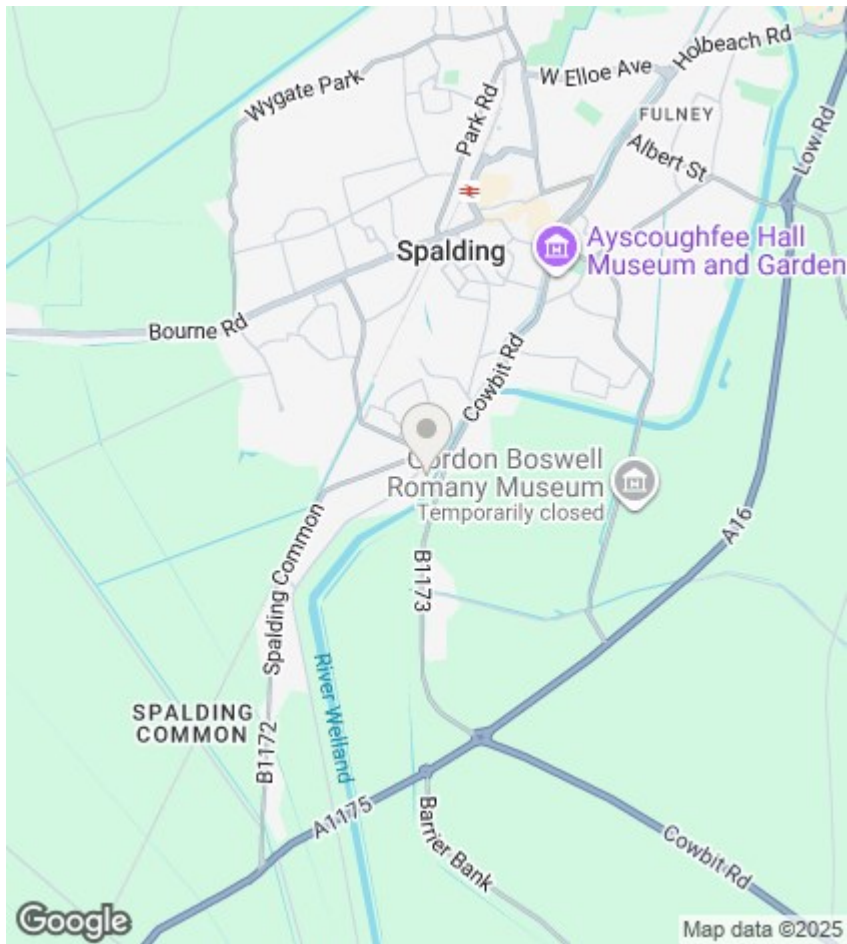
UPVC double glazed window to the side, radiator, power points, TV point and skimmed ceiling.

Outside

The front garden is all low maintenance with a patio path leading to the front door. The rest is laid to decorative chipping for off-road parking. There's more off-road parking to the side of the property for two further cars. This continues to the rear garden which is enclosed by panel fencing, it is half laid to lawn, half laid to Indian sandstone patio and has outside lights.







Viewings

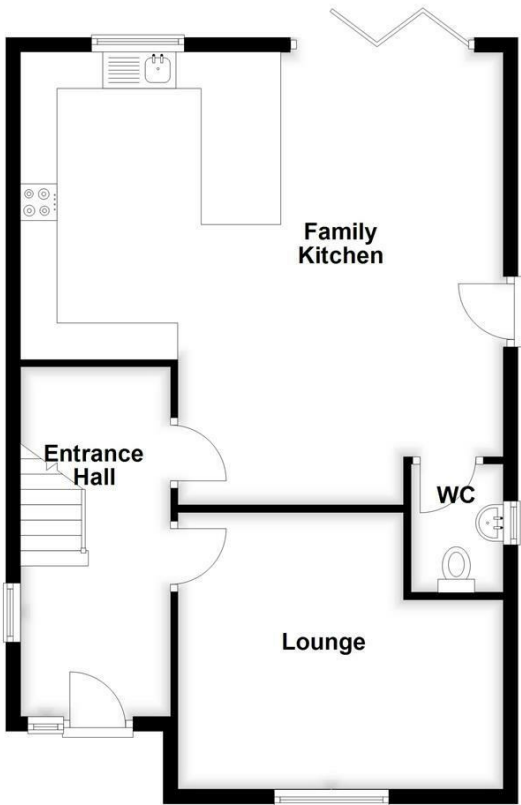
Viewings by arrangement only. Call 01775 233130 to make an appointment.

EPC Rating:

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

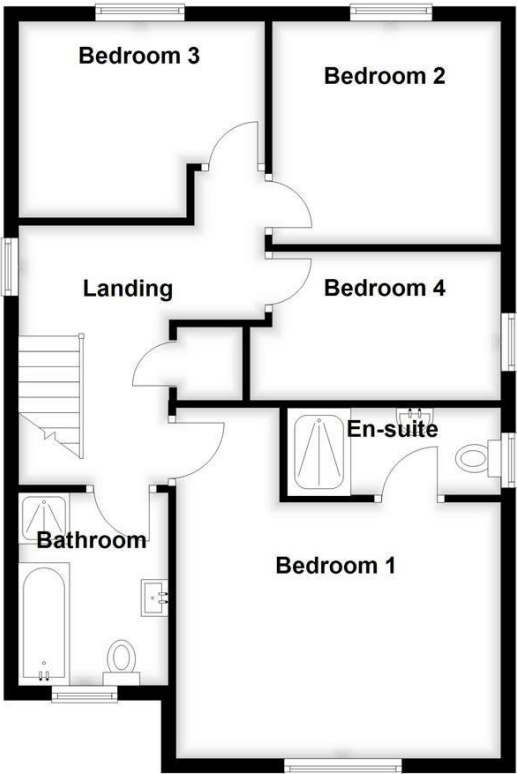
Ground Floor

Approx. 64.3 sq. metres (691.8 sq. feet)



First Floor

Approx. 64.3 sq. metres (691.8 sq. feet)



Total area: approx. 128.5 sq. metres (1383.6 sq. feet)