



BRADLEY JAMES

ESTATE AGENTS



Dunkeld, PLOT 337 Buchan Way, Spalding, Lincolnshire, PE11 1ZU

Asking price £574,995

- CALL BRADLEY JAMES ESTATE AGENTS TODAY
- Double Garage with Driveway
- Four Reception Rooms
- Solar Panels with Battery Storage
- Plot 337 The Dunkeld
- Choice of Internal Fittings
- Enclosed Rear Garden
- Electric Vehicle Charging Point
- 10 Year NHBC Warranty
- Five Beds and Two En-suites



# PLOT 337 Buchan Way, Spalding PE11 1ZU

PLOT 337 CALL BRADLEY JAMES TODAY

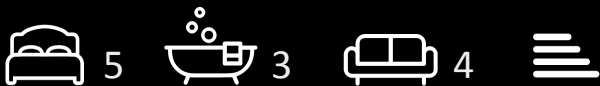
Nestled in Buchan Way, Spalding, this stunning detached family home offers an impressive five bedrooms and an abundance of space for modern living. With two en-suite bathrooms and four reception rooms, this property is perfect for families seeking comfort and style.

Upon entering, you are greeted by a welcoming entrance hall that leads to an open-plan kitchen diner, ideal for both casual family meals and entertaining guests. The utility room and cloakroom add to the practicality of the ground floor, while a separate dining room and a spacious lounge, complete with French doors that open onto the rear garden, provide additional living space.

The first floor features a versatile family room and a study, along with two well-appointed bedrooms that share a convenient Jack and Jill en-suite. Ascend to the top floor, where you will find three generous double bedrooms. Bedroom one boasts a dressing area and its own en-suite, ensuring a private retreat. Completing this level is a four-piece bathroom suite, perfect for unwinding after a long day.

Outside, the property sits on a generous plot, offering ample off-road parking that leads to a double garage. The inclusion of an electric vehicle charger and solar panels with battery storage highlights the home's commitment to sustainability and modern conveniences.

This exceptional family home combines spacious living with contemporary features, making it a must-see for those looking to settle in a vibrant community. Don't miss the opportunity to make this remarkable property your own.



Council Tax Band: New Build



### Kitchen/Dining

11'6 x 18'10

A range of fitted units and drawers having laminate worktop and matching upstand over, built in oven with hob and extractor over, sink and drainer unit, integrated fridge freezer, plumbing and space for washing machine and UPVC double glazed windows. (A CHOICE OF KITCHEN UNIT DOORS, HANDLES, WORKTOPS, SPLASHBACK, SINK COLOUR AND FLOOR TILES ARE AVAILABLE SUBJECT TO BUILD STAGE AT THE TIME OF RESERVATION)

### Sitting Room

12'9 x 18'6

UPVC double glazed bay window to the back elevation.

### Dining Room

UPVC double glazed window.

### Utility

6'1 x 8'0

Base unit having laminate worktop and matching upstand, sink and drainer unit, plumbing and space for washing machine and door leading to the rear garden.

### Cloakroom

Low flush W/C and wash hand basin with splashback wall tiling over.

### Family Room

15'5 x 11'6

UPVC double glazed window.

### Home Office

UPVC double glazed window and built in cupboard.

### Bedroom 4

11'6 x 12'9

BEDROOM 4 11'6" x 1'6" (3500 x 3900m)

With uPVC double glazed window and built in wardrobes.

### Bedroom 5

11'6 x 10'0

UPVC double glazed window and built in wardrobe.

### En-suite

6'8 x 6'0

Shower cubicle, low flush W/C wash hand basin in vanity unit, heated towel rail and UPVC double glazed window.

### Bedroom 1

15'5 x 12'9

UPVC double glazed window and built in wardrobe.

### Dressing Room

5'5 x 6'5

UPVC double glazed window.

### Bedroom 2

11'6 x 12'1

UPVC double glazed window.

### Bedroom 3

14'9 x 12'9

UPVC double glazed window.

### Bathroom

9'6 x 11'6

Panelled bath having part tiled walls around, shower cubicle, basin and W/C in vanity unit, heated towel rail and UPVC double glazed window. (A CHOICE OF VANITY UNIT STYLE AND COLOUR IS AVAILABLE SUBJECT TO BUILD STAGE AT THE TIME OF RESERVATION).

### En-suite

4'3 x 9'0

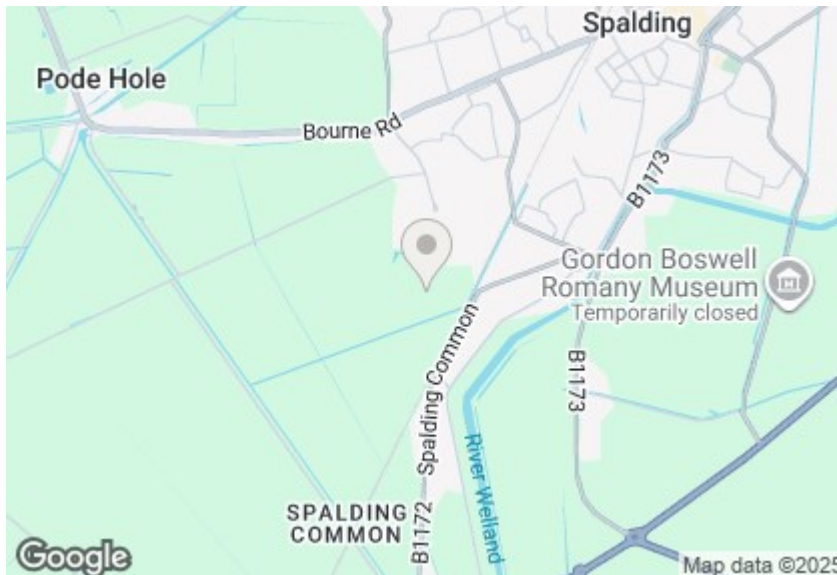
Shower cubicle, low flush W/C wash hand basin in vanity unit, heated towel rail and UPVC double glazed window.

### SERVICES

Mains electricity, gas, water and drainage are understood to be connected and purchasers are advised to make their own relevant enquiries. Heating is via gas central heating to radiators, solar panels are fitted within the build and provisions have been made for broadband and telephone connections by purchasers choice of provider.

### DISCLAIMER

All marketing plans, images and brochures have been provided for marketing and guidance purposes only and specific plot specifications will be provided by the on-site sales team at the time of reservation.

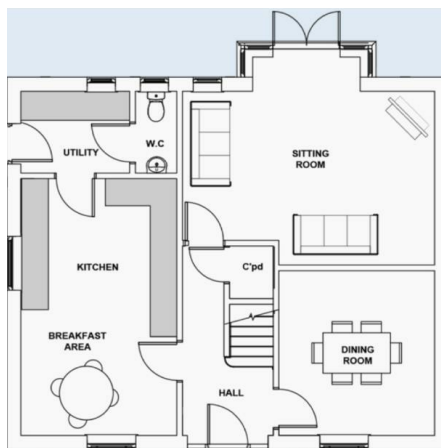


## Viewings

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

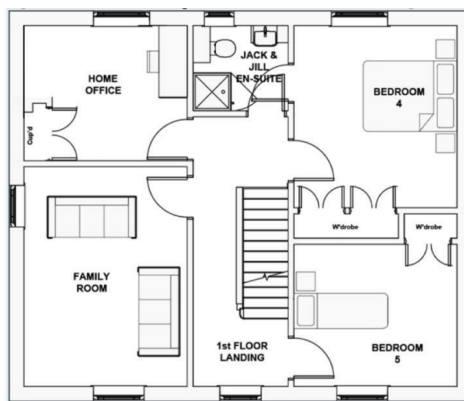
## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



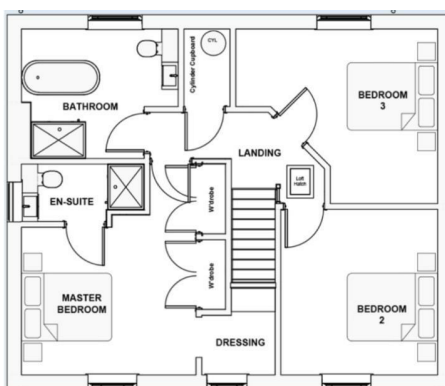
### Ground Floor Plan

<b>Kitchen &amp; Breakfast Area</b>	3500 x 5750mm 11'6" x 18'10"
<b>Sitting Room</b>	3900 x 5650mm max 12'9" x 18'6"
<b>Dining Room</b>	3700 x 3500mm 12'1" x 11'6"
<b>Utility</b>	1850 x 2450mm 6'1" x 8'0"
<b>WC</b>	1850 x 950mm 6'1" x 3'1"



### First Floor Plan

<b>Family Room</b>	4700 x 3500mm 15'5" x 11'6"
<b>Home Office</b>	2900 x 3500mm 9'6" x 11'6"
<b>Bedroom 4</b>	3500 x 3900mm 11'6" x 12'9"
<b>Bedroom 5</b>	3500 x 3050mm 11'6" x 10'0"
<b>Jack &amp; Jill En-suite</b>	2050 x 1840mm 6'8" x 6'0"



### Second Floor Plan

<b>Master Bedroom</b>	4702 x 3900mm max 15'5" x 12'9"
<b>Dressing Room</b>	1650 x 1954mm max 5'5" x 6'5"
<b>Bedroom 2</b>	3500 x 3700mm 11'6" x 12'1"
<b>Bedroom 3</b>	4500 x 3900mm max 14'9" x 12'9"
<b>Bathroom</b>	2900 x 3500mm max 9'6" x 11'6"
<b>Ensuite</b>	1300 x 2750mm 4'3" x 9'0"
<b>Cupboard</b>	1050 x 1750mm 3'4" x 5'7"