



BRADLEY JAMES

ESTATE AGENTS



PLOT 338 Buchan Way, Spalding, Lincolnshire, PE11 1ZU

Asking price £579,995

- CALL BRADLEY JAMES ESTATE AGENTS TODAY
- Double Garage and Driveway
- 3 Storey Detached House
- Enclosed Rear Garden
- Plot 338 The London
- Choice of Internal Fittings
- Built-in Solar Panels with Battery Storage
- Electric Vehicle Charging Point
- 10 Year NHBC Warranty
- Five Beds and Two En-suites

PLOT 338 Buchan Way, Spalding PE11 1ZU

Plot 338 - The London - Call Bradley James

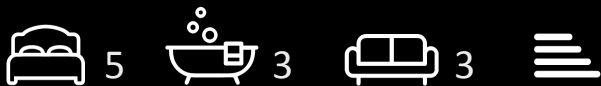
Nestled in Buchan Way, Spalding, this stunning new build detached house offers an exceptional living experience for families seeking both space and modern comforts. With five generously sized double bedrooms, this property is designed to accommodate the needs of a growing family or those who enjoy hosting guests.

Upon entering, you are greeted by a spacious entrance hall that leads to a cloakroom, setting the tone for the rest of the home. The ground floor boasts an impressive open-plan kitchen diner, perfect for family meals and entertaining. Adjacent to the kitchen, you will find a utility room that adds convenience to daily chores. The ground floor also features a comfortable lounge, a family room, and a study, providing ample space for relaxation and productivity.

The first floor is home to three double bedrooms, including an en-suite attached to the master bedroom. A beautifully appointed four-piece bathroom, complete with a freestanding bath, ensures that family members have their own private spaces to unwind. The top floor offers two additional double bedrooms and a well-designed shower room, making it an ideal retreat for older children or guests.

Outside, the property boasts a private driveway with parking for up to four vehicles, along with a double garage equipped with an electric vehicle charger. The addition of solar panels with battery storage enhances the home's energy efficiency, making it both environmentally friendly and cost-effective. The rear garden provides a tranquil outdoor space for relaxation and play.

Spalding itself is a wonderful place to reside, offering excellent primary and secondary schools, a train station with connections to Peterborough, and a variety of restaurants and coffee shops, including the renowned PACEYS bakery. The Springfields garden outlet centre is just a short ten-minute drive away, and the town is well-connected by road to Peterborough, Stamford, Lincoln, and Norfolk



Council Tax Band: New Build



Entrance Hall

Stairs leading to the first floor with built in cupboard under.

Kitchen/Dining

24'3 x 11'7

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, UPVC double glazed window and French doors. (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

16'6 x 11'7

UPVC double glazed French doors with glazed side windows leading to the rear garden.

Utility

6'9 x 6'4

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

3'3 x 5'11

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

Family Room

11'7 x 13'11

Dual aspect UPVC double glazed window.

Home Office

8'3 x 10'0

UPVC double glazed window.

Bedroom 1

11'7 x 14'2

Built in wardrobe and UPVC double glazed window.

Bedroom 2

13'11 x 11'7

Built in wardrobe and UPVC double glazed window.

Bedroom 5

10'0 x 11'7

UPVC double glazed window.

Bathroom

11'7 x 12'7

With 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

6'9 x 6'4

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

Bedroom 3

17'4 x 11'7

UPVC double glazed window.

Bedroom 4

9'0 x 17'4

UPVC double glazed window.

Shower Room

6'0 x 6'2

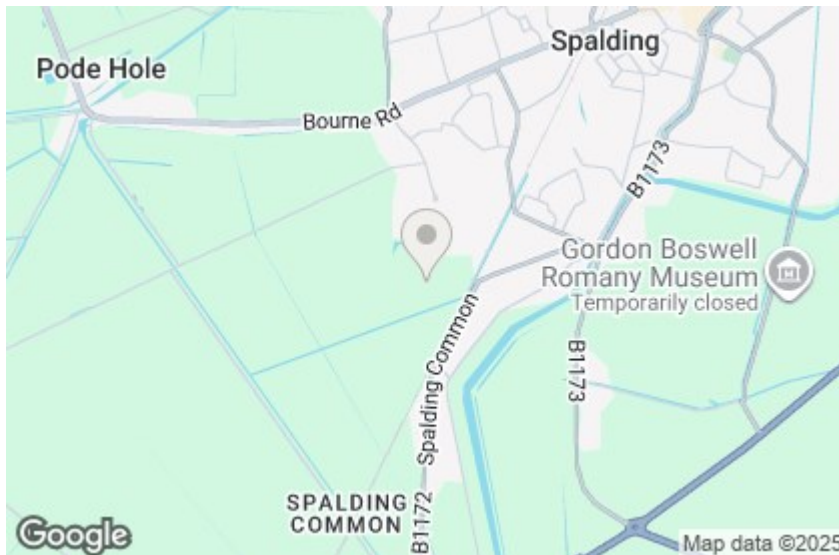
Shower cubicle, low flush W/C, wash hand basin in vanity unit.

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.

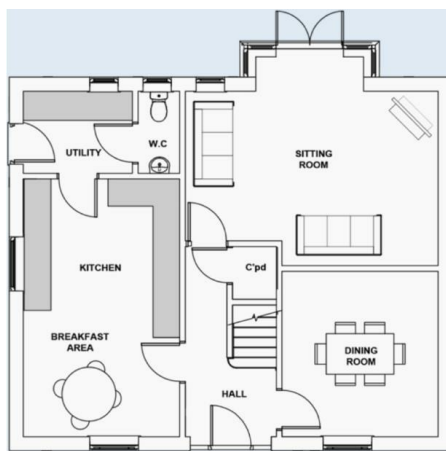


Viewings

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

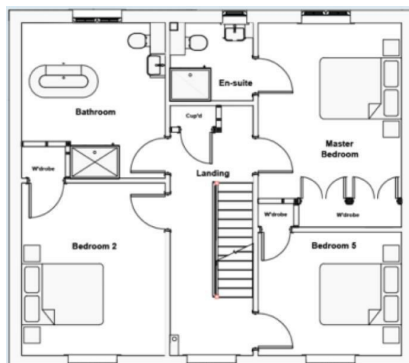
EPC Rating:

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



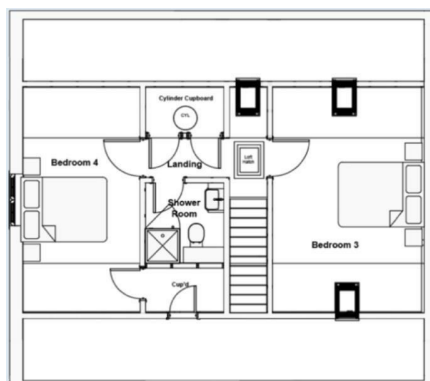
Ground Floor Plan

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



First Floor Plan

Master Bedroom	3545 x 4330mm 11'7" x 14'2"
Bedroom 2	4250 x 3545mm 13'11" x 11'7"
Bedroom 5	3050 x 3545mm 10'0" x 11'7"
Bathroom	3545 x 3830mm max 11'7" x 12'7"
En-suite	2055 x 1930mm 6'9" x 6'4"



Second Floor Plan

Bedroom 3	5280 x 3545mm 17'4" x 11'7"
Bedroom 4	2750 x 5280mm 9'0" x 17'4"
Shower Room	1881 x 1845mm 6'0" x 6'2"