



BRADLEY JAMES

ESTATE AGENTS



PLOT 334, 339 AND 340 Buchan Way, Spalding, Lincolnshire, PE11 1ZU

Prices from £267,995

- CALL BRADLEY JAMES ESTATE AGENTS TODAY
- 2 Reception Rooms
- Enclosed Rear Garden with Outside Tap
- Master Bedroom with Dressing Area & En-Suite
- Built-in Solar Panels with Battery Storage
- Choice of Internal Fittings (Subject to build stage)
- Single Garage, Driveway and Electric Vehicle Charging Point
- 3 Storey Semi-Detached House
- Family Bathroom with Modern Vanity Unit
- 10 Year NHBC Warranty

PLOT 334, 339 AND 340 Buchan Way, Spalding PE11 1ZU

CALL BRADLEY JAMES ESTATE AGENTS TO BOOK YOUR VIEWING

Welcome to this stunning three-storey semi-detached house located on Buchan Way in the charming town of Spalding. This impressive property boasts a well-thought-out layout, perfect for modern family living.

Upon entering, you are greeted by a spacious entrance hall that leads to a delightful family room, providing a warm and inviting space for relaxation. The heart of the home is the open-plan kitchen diner, situated at the rear of the property. This area is flooded with natural light and features French doors that open directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

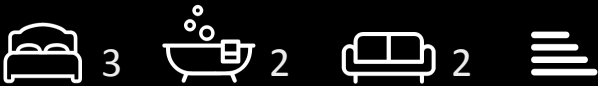
The first floor hosts a comfortable lounge, ideal for unwinding after a long day, along with a third bedroom that can serve as a guest room or a study. Ascend to the top floor, where you will find two generously sized double bedrooms. Bedroom one is particularly impressive, featuring a dressing room and an en-suite bathroom, ensuring a private retreat for the homeowners.

This property also includes a four-piece family bathroom, a single garage, and modern conveniences such as solar panels with battery storage and electric vehicle charging points, making it both eco-friendly and economical.

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.

With its excellent location and thoughtful design, this home is perfect for families seeking space and comfort. Do not miss the opportunity to make this beautiful house your new home.

Contact Bradley James Estate Agents today to arrange your viewing 01775 233130



Council Tax Band: New Build



Kitchen/Dining

12'9 x 12'0

With a range of fitted units having laminate worktop and matching upstand over, integrated fridge freezer, integrated dishwasher, sink and drainer unit, walk-in pantry, two UPVC double glazed windows and French doors leading to rear garden. (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).

Family Room

11'6 x 9'2

UPVC double glazed window.

Hallway

9'7 x 4'7

Access to stairs leading to the first floor and ground floor W/C.

Cloakroom

3'3 x 7'10

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

Sitting Room

16'5 x 9'2

UPVC double glazed window.

Bedroom 3

9'4 x 8'3

UPVC double glazed window.

Bathroom

7'0 x 9'4

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).

Bedroom 1

16'5 x 12'4

UPVC double glazed window and walk-in dressing area.

Bedroom 2

9'4 x 11'0

UPVC double glazed window.

En-suite

4'3 x 9'4

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.



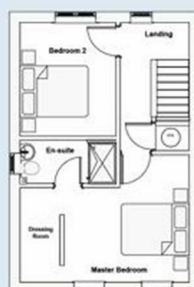
THE KENMORE

3 Bedroom Terrace Townhouse

The Kenmore is a spacious three-bedroom town house offering versatile living, perfect for growing families or professional couples looking for more room to grow.

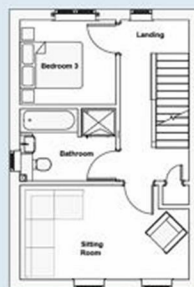
The property is entered by a brick portico opening into the entrance hallway with the guest cloakroom, family room and dining kitchen with french doors opening out to the rear garden completing the ground floor.

The first floor landing is home to the generous sized sitting room, bedroom and family bathroom before stairs lead to the second floor which includes the spacious master bedroom suite having a walk in dressing area and en-suite, along with a further bedroom.



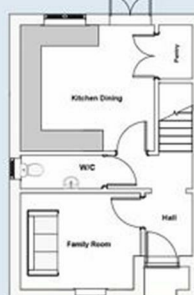
Second Floor Plan

Master Bedroom	5000 x 3765mm max 16'5" x 12'4"
Bedroom 2	2850 x 3365mm 9'4" x 11'0"
En-suite	1300 x 2850mm 4'3" x 9'4"



First Floor Plan

Sitting Room	5000 x 2800mm 16'5" x 9'2"
Bedroom 3	2850 x 2515mm 9'4" x 8'3"
Bathroom	2150 x 2850mm 7'0" x 9'4"



Ground Floor Plan

Kitchen/Dining	3900 x 3665mm 12'9" x 12'0"
Family Room	3500 x 2800mm 11'6" x 9'2"
Hall	2935 x 1400mm 9'7" x 4'7"
WC	1000 x 2400mm 3'3" x 7'10"



www.broadgate-homes.com

This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate depiction of an individual property. It shows a typical Broadgate home of this type, but external dimensions are approximate. The floor plans depict a typical layout of this house type. All dimensions are in mm or feet and inches. Dimensions are not shown to scale. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences always consult your Sales Negotiator.

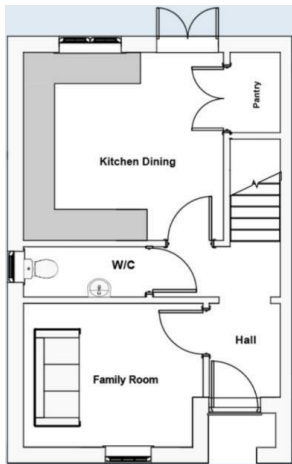


Viewings

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

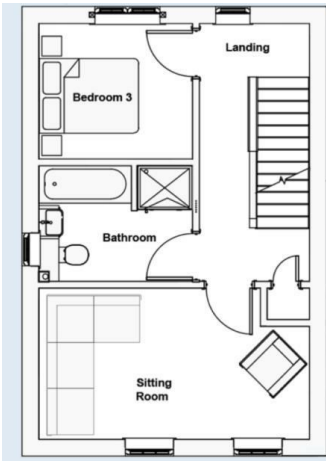
EPC Rating:

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		



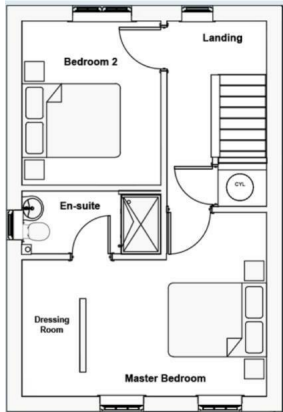
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