



BRADLEY JAMES

ESTATE AGENTS



PLOT 384, 386 AND 387 Buchan Way, Spalding, Lincolnshire, PE11 1ZU

Prices from £186,995

- CALL BRADLEY JAMES ESTATE AGENTS TODAY
- Two Bedrooms
- Solar Panels with Battery Storage
- Family Bathroom with Modern Vanity Unit
- 10 Year NHBC Warranty
- Choice of Internal Fittings
- Enclosed Rear Garden with Outside Tap
- Separate Living Room and Dining Kitchen
- Driveway and Electric Vehicle Charging Point

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CALL BRADLEY JAMES ESTATE AGENTS TO BOOK YOUR VIEWING

Nestled in the charming area of Buchan Way, Spalding, this delightful semi-detached house offers a perfect blend of modern living and comfort. With two spacious double bedrooms, this property is ideal for couples, small families.

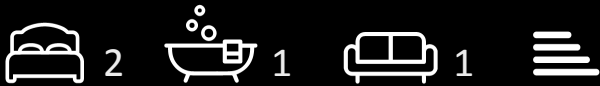
Upon entering, you are greeted by a separate entrance hall that features a convenient cloakroom. This leads you into a well-appointed kitchen diner, perfect for both casual meals and entertaining guests. The inviting lounge, adorned with French doors, opens up to a lovely rear garden, creating a seamless connection between indoor and outdoor spaces.

The first floor boasts two generously sized double bedrooms, providing ample space for relaxation and rest. A stylish four-piece bathroom completes this level, ensuring that all your needs are met.

This home is equipped with modern amenities, including solar panels with battery storage, which not only enhance energy efficiency but also contribute to lower utility bills. Additionally, an electric vehicle (EV) charger is available, catering to the needs of eco-conscious residents.

Outside, the property offers two dedicated parking spaces, a valuable feature in today's busy world. The rear garden provides a private oasis, perfect for enjoying sunny days or hosting gatherings with friends and family.

In summary, this beautiful semi-detached house on Buchan Way is a wonderful opportunity for those looking for a modern, energy-efficient home in a peaceful setting. Don't miss the chance to make this charming property your own.



Council Tax Band: New Build



Kitchen/Dining

11'11 x 12'3

A range of fitted units having laminate worktop and matching upstand over, integrated fridge freezer, integrated dishwasher, sink and drainer unit, 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 15'11

UPVC double glazed French doors with glazed side panels leading into the rear garden, access to stairs leading to first floor and built in cupboard.

Bedroom 1

12'3 x 12'9

uPVC double glazed window and built in cupboard.

Bedroom 2

11'1 x 6'1

UPVC double glazed window.

Bathroom

8'5 x 7'0

Pnelled 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).

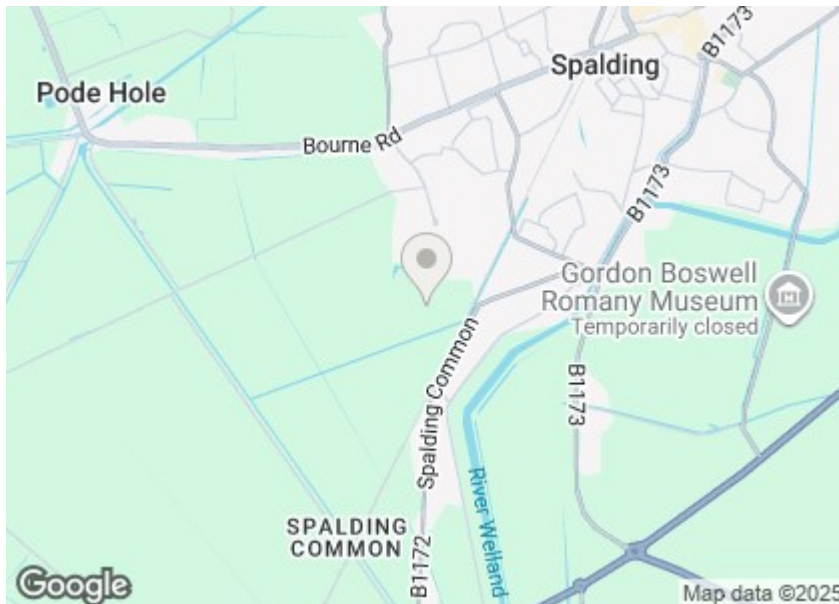
SERVICES

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.

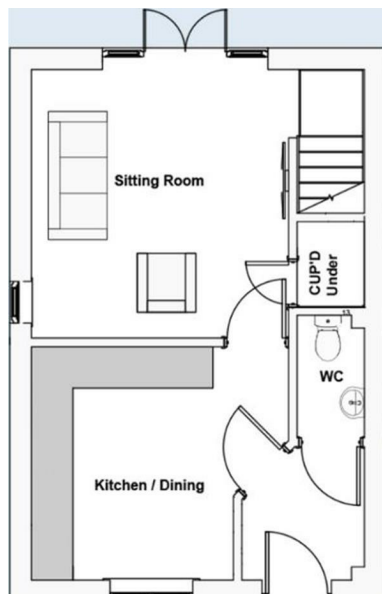


Viewings

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

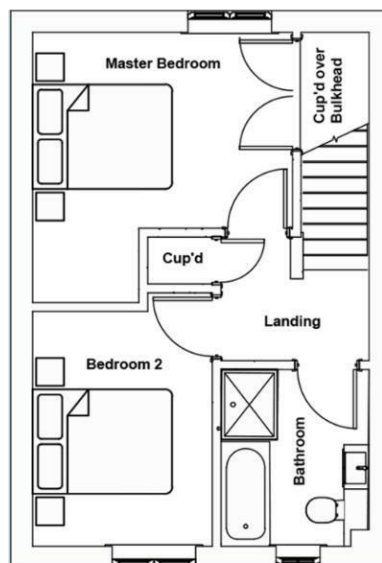
EPC Rating:

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/Dining	3395 x 3750mm max 11'1" x 12'3"
Sitting Room	3905 x 4850mm 12'9" x 15'11"
WC	1000 x 1805mm 3'3" x 5'11"



First Floor Plan

Master Bedroom	3750 x 3905mm max 12'3" x 12'9"
Bedroom 2	3395 x 2599mm 11'1" x 6'1"
Bathroom	2560 x 2150mm 8'5" x 7'0"