



BRADLEY JAMES

ESTATE AGENTS



11 Minsmere Close, Spalding, PE11 3PD

Asking price £165,000

- NO CHAIN
- OFF ROAD PARKING AND A SINGLE GARAGE
- INTEGRATED KITCHEN DINER
- MODERN BATHROOM
- WALKING DISTANCE TO LOCAL PRIMARY SCHOOL AND PARK
- DETACHED TWO BED COACH HOUSE
- OPEN PLAN KITCHEN DINER AND LOUNGE
- BUILT IN WARDROBES AND EN-SUITE TO BEDROOM ONE
- WALKING DISTANCE TO CO-OP AND FISH AND CHIP SHOP

11 Minsmere Close, Spalding PE11 3PD

Bradley James Estate Agents are pleased to offer for sale this NO CHAIN detached coach house.

Nestled in the charming area of Minsmere Close, Spalding, this modern coach house, built in 2018, offers a delightful blend of comfort and convenience. With two spacious double bedrooms, this property is perfect for those seeking a stylish and practical living space. Bedroom one benefits from fitted wardrobes and an en-suite shower room, while the second bedroom has its own separate bathroom, ensuring privacy and ease for all residents.

The heart of the home is an open-plan kitchen diner and lounge, designed for both relaxation and entertaining. The integrated kitchen provides a contemporary feel, making it a joy to cook and dine in. The property also boasts full fibre connectivity, ensuring high-speed internet access for all your digital needs.

Accessed via a separate entrance hall, the first-floor accommodation is reached by a set of stairs, leading to a bright and airy living space. The property includes off-road parking for one vehicle, along with a single garage that can be accessed from inside the coach house, adding to the convenience of this modern home.

Situated within walking distance to local amenities such as a Co-op, a fish and chip shop, and a bus stop, this location is ideal for those who appreciate easy access to everyday necessities. Additionally, the nearby park offers a lovely spot for evening strolls, while the local primary school is just a short distance away. For those looking to explore further, the town centre, with its array of restaurants, shops, and supermarkets including Sainsbury's, Lidl, and Aldi, is only a 5 to 10-minute drive away, along with a train station for easy commuting.

This coach house is a perfect opportunity for anyone seeking a modern, well-located home in Spalding.

RMG Management manage this estate and it is £8.61 per month



Council Tax Band: A



Entrance Hall

Composite obscured double glazed front door into the entrance hall which has stairs leading off to the first floor accommodation, radiator, power points, telephone points, skimmed ceiling and a door going into the garage.

Garage

17'2 x 13'0 max

Garage widens to the rear, there is a up and over door to the front and a pedestrian door to the rear.

Landing

UPVC double glazed window to the rear, radiator, power points, skimmed ceiling, storage cupboard and loft hatch.

Lounge

21'6 x 10'6

Two UPVC double glazed windows to the front, media plate with satellite point, TV points, Sky points, fibre points, power points, radiator, skimmed ceiling and storage cupboard.

Kitchen

7'7 x 6'3

UPVC double glazed window to the rear, base and eye level units with work surface over, integrated electric oven and grill with a four burner gas hob and extractor, sink and drainer with mixer taps over, integrated fridge, integrated freezer, integrated washing machine and tumble dryer, wall mounted gas boiler, power point and skimmed ceiling with inset spotlights.

Bathroom

Panel bath with mixer taps over, built-in mixer shower over with a fixed rain style showerhead and a separate showerhead on a sliding adjustable rail, WC with push button flush, pedestal wash hand basin with mixer taps over, radiator, extractor fan and skimmed ceiling with inset spotlights.

Bedroom 1

12'0 x 9'0

UPVC double glazed window to the front, radiator, power points some with USB charging, TV point, telephone point, skimmed ceiling, built-in wardrobes with shelving and hanging space.

Bedroom 1 En-suite

UPVC obscured double glazed window to the rear, separate shower cubicle with an electric shower, pedestal wash hand basin with mixer tap over, WC with push button flush, double shaver point, skimmed ceiling with inset spotlights and extractor fan.

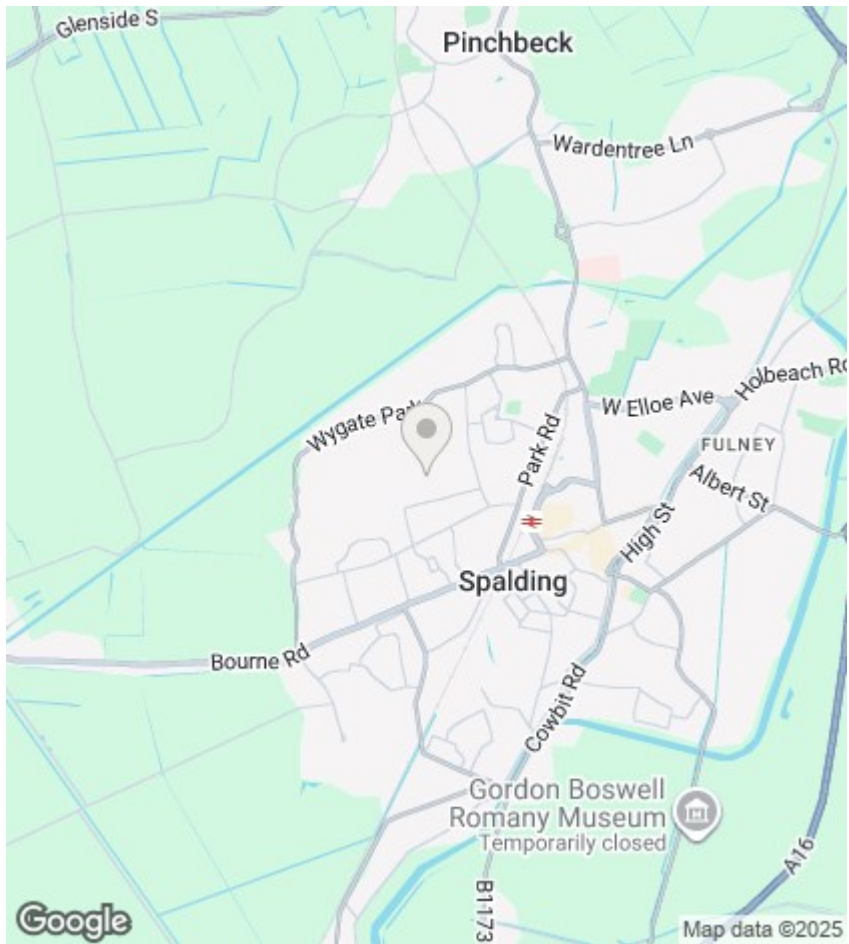
Bedroom 2

11'0 x 8'8

UPVC double glazed window at the front, radiator, power points and skimmed ceiling.

Outside

Tarmac off-road parking which leads to the single garage and a path leading to the front door which has a courtesy light. There is no rear garden with the property.



Viewings

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

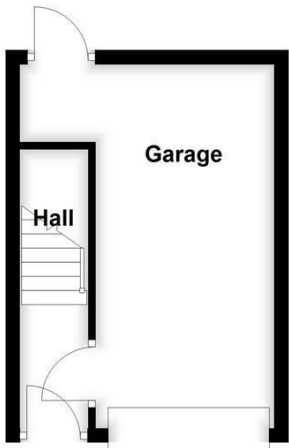
EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C	80	
(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

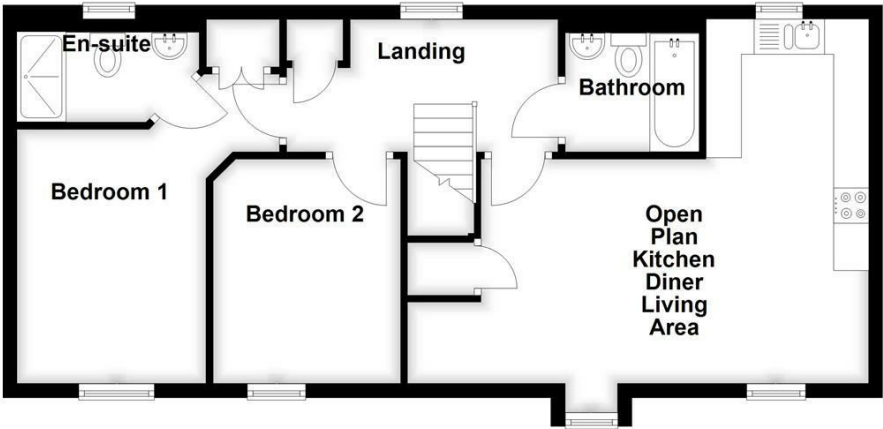
Apartment Entrance

Approx. 18.8 sq. metres (201.9 sq. feet)



First Floor

Approx. 63.0 sq. metres (678.1 sq. feet)



Total area: approx. 81.8 sq. metres (880.0 sq. feet)