



BRADLEY JAMES

ESTATE AGENTS



1 Nesbit Avenue, Spalding, PE11 1FY

Asking price £230,000

- SOLAR PANELS
- FITTED WARDROBES TO BEDROOM ONE AND TWO
- INTEGRATED OPEN PLAN KITCHEN DINER
- MODERN INTERIOR THROUGHOUT
- SINGLE GARAGE
- EN-SUITE
- DOUBLE ASPECT LOUNGE
- FOUR PIECE BATHROOM SUITE
- UPGRADED INDIAN SANDSTONE PATIO SEATING AREA
- SHORT DRIVE TO THREE PRIMARY SCHOOLS

# 1 Nesbit Avenue, Spalding PE11 1FY

Nestled in the popular area of Nesbit Avenue of Spalding, this nearly new townhouse, built in 2021, offers a perfect blend of modern living and convenience. With three well-proportioned bedrooms and two bathrooms, this property is ideal for families or professionals seeking a comfortable home.

Upon entering, you are greeted by a separate entrance hall that leads to a bright and airy double aspect lounge, perfect for relaxation or entertaining guests. The open-plan integrated kitchen diner features French doors that open onto a beautifully upgraded Indian sandstone patio, seamlessly connecting indoor and outdoor spaces. A cloakroom completes the ground floor, adding to the practicality of the layout.

The first floor hosts two spacious bedrooms, one of which boasts fitted wardrobes, alongside a stylish four-piece bathroom suite. Ascending to the top floor, you will find the master bedroom, which commands the entire level and includes its own en-suite bathroom and additional fitted wardrobes, providing a private retreat.

This property is equipped with solar panels, contributing to energy efficiency and sustainability. Off-road parking for two vehicles is available, leading to a single garage with power connected, offering ample storage or workshop space. The side gated access to the rear garden, which is laid to lawn, provides a perfect area for outdoor activities or relaxation.

Situated in a popular residential area, this home is within walking distance to a local park and a short drive to three primary schools, a Co-op, and a charming fish and chip shop. The vibrant town centre, just a five-minute drive away, offers a variety of shops, restaurants, two secondary schools, a bus station, and a train station, ensuring all your needs are met. With excellent road links via the A16 connecting to Peterborough, Stamford, Norfolk, and Lincoln, this property is not to be missed.

There is a management company on this estate which is £180 per year.



Council Tax Band: B





### 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, fuse box and skimmed and coved ceiling.

### Lounge

16'1 x 12'0 max

Double aspect with a UPVC double glazed window to the front and side, radiator, power point, TV point, telephone point, under stairs storage cupboard, thermostat control and skimmed and coved ceiling.

### Kitchen Diner

15'5 x 9'0

UPVC double glazed window to the rear, UPVC double glazed French doors to the rear, base and eye level units with work surface over, sink and drainer with mixer taps over, integrated Neff electric oven and grill with a Neff four burner gas hob and Neff extractor over, integrated Neff fridge, integrated Neff freezer, integrated Neff dishwasher, space and plumbing for washing machine, power point, radiator and skimmed and coved ceiling with inset spotlights.

### Cloakroom

WC with push button flush, wash hand basin with mixer taps over, tiled splashback, radiator and skimmed and coved ceiling with extractor fan.

### Bedroom 2

13'0 x 9'0

Two UPVC double glazed windows to the rear, built in wardrobe with shelving, hanging space and an airing cupboard, radiator, power points, telephone point and skimmed and coved ceiling.

### Bathroom

Four piece bathroom suite, UPVC obscured double glazed window to the side, WC with push button flush, pedestal wash hand basin with mixer tap over, panel bath with mixer taps over and a mixer tap hand held shower, separate shower cubicle which has a built-in mixer shower over with a fixed shower head and a separate hand held shower head with inset glass shelving, wall mounted heated towel rail, double shaver point, extractor fan and skimmed and coved ceiling with inset spotlights.

### Bedroom 3

8'8 x 8'7

UPVC double glazed window to the front, radiator, power points, telephone points and skimmed and coved ceiling.

### First Floor

Stairs leading to the top floor accommodation, power points and skimmed and coved ceiling.

### Bedroom 1

13'6 x 12'0

UPVC double glazed window to the front and a light tunnel in the ceiling, double built-in wardrobes with shelving and hanging space, radiator, power point, telephone point, loft hatch, skimmed and coved ceiling and a door to the ensuite. (Measurement doesn't include the built-in wardrobes).

### Bedroom 1 En-suite

Ensuite shower room has a obscured double glazed sky window to the rear, separate shower cubicle which has a built-in mixer shower over with a fixed shower head and a hand held shower head and inset glass shelving, WC with push button flush, pedestal wash hand basin with mixer tap over, double shave points, storage cupboard with tiled worktop, wall mounted heated towel rail, extractor fan and skimmed and coved ceiling with inset spotlights.

### Outside

To the front there's a gravel front garden which leads to the front door, which has a storm porch, courtesy light and to the side is gravel off-road parking which is wider than average. This leads to the single garage which has a metal up and over door and a courtesy light to the front. There is side gated access leading to the rear garden which is enclosed by panel fencing, it is predominantly laid to lawn, has an upgraded Indian sandstone patio, outside power points, outside tap and outside lights.

### Garage

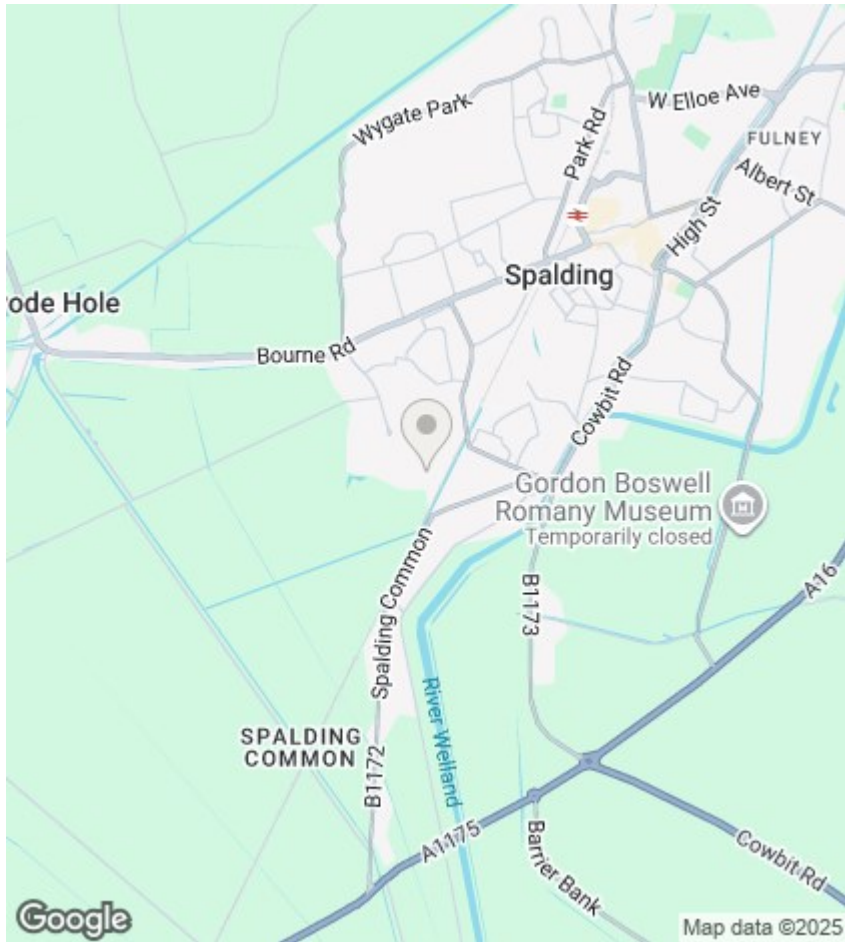
16'5 x 8'5

Metal up and over door, power and lighting connected, power points and fuse box.









## Viewings

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

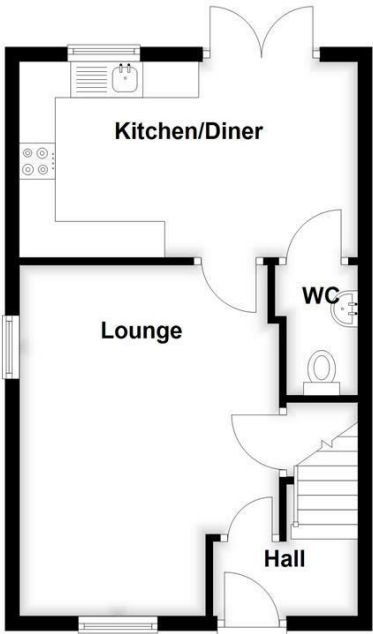
## EPC Rating:

B

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   | 85                      | 86        |
| (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 |           |

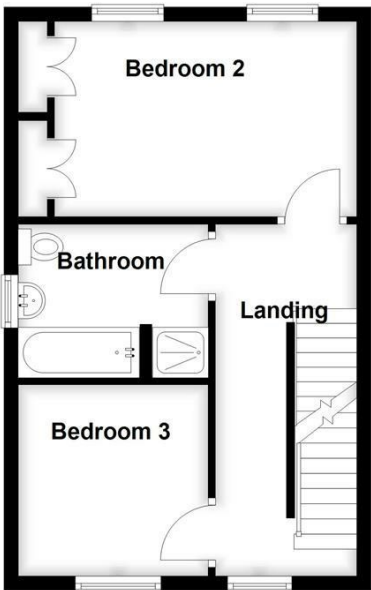
### Ground Floor

Approx. 36.9 sq. metres (397.1 sq. feet)



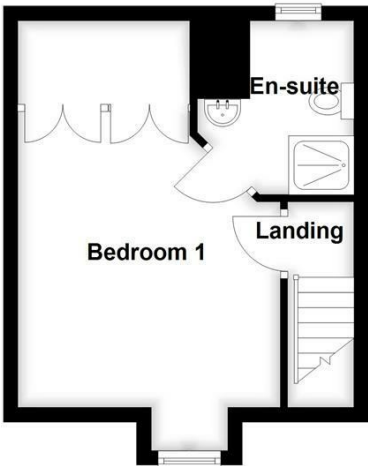
### First Floor

Approx. 36.1 sq. metres (388.7 sq. feet)



### Second Floor

Approx. 25.7 sq. metres (276.5 sq. feet)



Total area: approx. 98.7 sq. metres (1062.3 sq. feet)