



BRADLEY JAMES

ESTATE AGENTS



13 Harpe Close, Pinchbeck, Spalding, Lincolnshire, PE11 3RX

Asking price £310,000

- EXTENDED
- EN-SUITE
- NEWLY FITTED UTILITY ROOM
- NEWLY FITTED CLOAKROOM
- FOUR BEDROOMS
- NEWLY FITTED KITCHEN
- NEWLY FITTED BATHROOM
- WALKING DISTANCE TO LOCAL PRIMARY SCHOOL



# 13 Harpe Close, Spalding PE11 3RX

Nestled in the charming area of Harpe Close, Pinchbeck, Spalding, this delightful detached house offers a perfect blend of comfort and space for modern family living. With four generously sized bedrooms, this property is ideal for families seeking room to grow or those who enjoy hosting guests.

The home boasts three well-appointed reception rooms, providing ample space for relaxation and entertainment. Whether you prefer a cosy evening in the lounge, a lively gathering in the dining room, or a quiet moment in the study, this house caters to all your needs. The layout is thoughtfully designed to ensure a seamless flow between the living spaces, making it perfect for both everyday living and special occasions.

Additionally, the property features two bathrooms, ensuring convenience for all family members and guests. The bathrooms are designed with modern fixtures, offering a touch of luxury to your daily routine.

Situated in a peaceful neighbourhood, this home benefits from a friendly community atmosphere while still being conveniently located near local amenities. Schools, shops, and parks are all within easy reach, making it an ideal location for families.

In summary, this detached house on Harpe Close is a wonderful opportunity for those seeking a spacious and versatile family home in the heart of Pinchbeck. With its ample reception rooms, four bedrooms, and two bathrooms, it promises a comfortable and enjoyable living experience. Do not miss the chance to make this lovely property your new home.



Council Tax Band: C



### Entrance Hall

UPVC obscured double glazed door and window to the front, stairs leading up to the first floor accommodation, radiator and power point.

### Downstairs Cloakroom

WC with push button flush, vanity wash hand basin with mixer taps over also with a storage cupboard beneath and wall mounted heated towel rail.

### Lounge

16'8 x 12'7

UPVC double glazed windows to the front, radiator and power point.

### Dining / Garden Room

20'0 x 10'0

UPVC double glazed window to the rear, UPVC double glazed doors to the side, radiator and power points.

### Kitchen

18'7 x 11'6

Two UPVC double glazed windows to the rear, UPVC obscured double glazed door to the side, base and eye level units with worksurface over, sink drainer with mixer taps over, centre island with induction hob and overhang for two breakfast bars, integrated dishwasher, integrated fridge and freezer, integrated wine cooler, radiator, power points and skimmed ceiling with inset spotlights.

### Utility Room

9'5 x 4'2

UPVC double glazed window to the side, high-level units with worksurface over, space and plumbing for washing machine, space and point for tumble dryer, wall mounted gas boiler, radiator, power points and skimmed ceiling with inset spotlights.

### Landing

Loft hatch and power points.

### Bathroom

UPVC obscured double glazed window to the rear and a skylight in the ceiling, freestanding bath with mixer tap over, vanity wash hand basin with mixer tap over, WC with push button flush with storage drawers and cupboard beneath and worksurface over, walk in double shower cubicle with a built-in mixer shower over and inset shelving, half height tiled walls and skimmed ceiling with inset spotlights.

### Bedroom 1

12'0 x 11'6

UPVC double glazed window to the front, radiator and power points.

### Bedroom 2

11'8 x 11'5

UPVC double glazed window to the rear, radiator, power points and door to the en-suite.

### En-suite

UPVC obscured double glazed window to the rear, WC with push button flush, separate shower cubicle which has a built in mixer shower, vanity wash hand basin with mixer taps over and storage drawers beneath, radiator, extractor fan and skimmed ceiling with inset spotlights.

### Bedroom 3

15'1 x 8'5

UPVC double glazed window to the front, radiator and power points.

### Bedroom 4

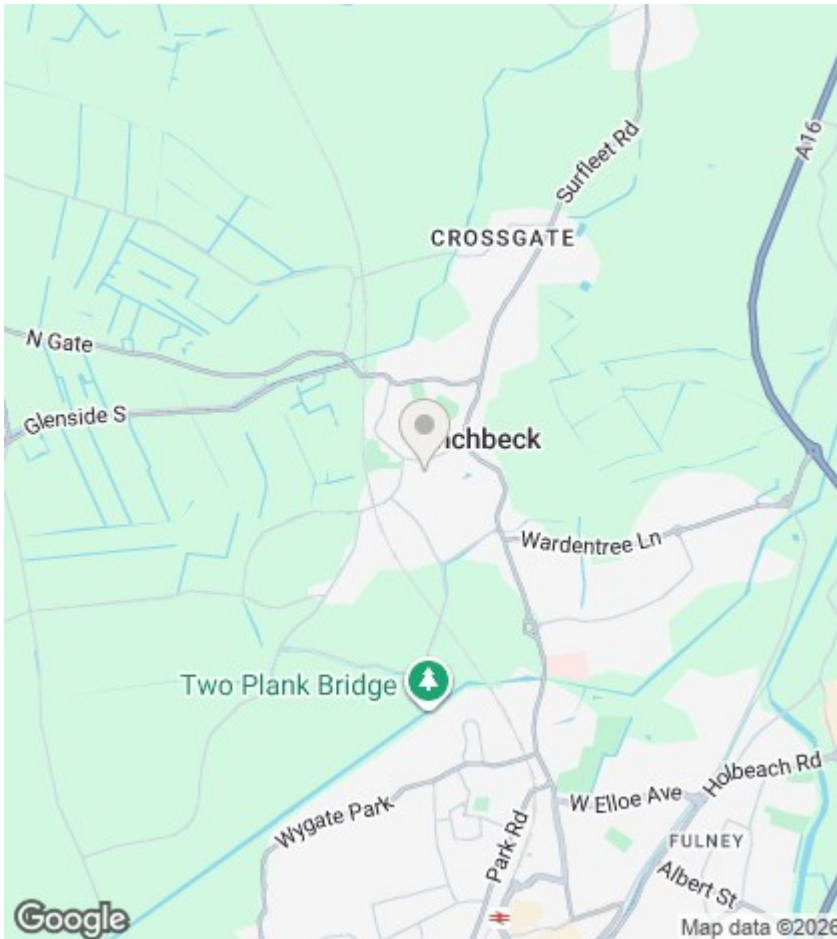
9'0 x 7'4

UPVC double glazed window to the front, radiator and power points.

### Outside

The outside front is laid with tarmac for off-road parking which leads to your part converted garage, sided access leading to your rear garden which is enclosed by panel fencing. There's a patio seating area and a laid to lawn area.





## Directions

## 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) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

