



BRADLEY JAMES

ESTATE AGENTS



13 Biehler Avenue, Weston, Spalding, PE12 6GU

Asking price £285,000

- STILL HAS A BUILDING WARRANTY
- DOUBLE ASPECT LOUNGE WITH FRENCH DOORS
- BATHROOM WITH UPGRADED SHOWER OVER THE BATH
- REAR GARDEN WITH SUMMER HOUSE WITH POWER AND PATIO
- WALKING DISTANCE TO LOCAL SCHOOL
- DOUBLE ASPECT INTEGRATED KITCHEN DINER
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- OFF ROAD PARKING AND SINGLE GARAGE
- WALKING DISTANCE TO LOCAL SHOP AND PUB

# 13 Biehler Avenue, Spalding PE12 6GU

Nestled on Biehler Avenue in the charming village of Weston, this modern detached house presents an excellent opportunity for families seeking comfort and convenience. With a remaining NHBC warranty of at least eight years, this property boasts a brilliant design that is both functional and stylish.

Upon entering, you are greeted by a separate entrance hall and cloakroom, leading to a spacious double-aspect lounge. The lounge features French doors that open onto the rear garden, creating a seamless connection between indoor and outdoor living. The double-aspect kitchen diner is a highlight of the home, equipped with integrated appliances and a utility room, making it perfect for both everyday living and entertaining.

The first floor offers a bright landing with an airing cupboard, leading to three well-proportioned bedrooms. One of the bedrooms includes an en-suite shower room, while the modern family bathroom has been upgraded with a shower over the bath and a sleek shower screen.

Outside, the property benefits from off-road parking and a single garage, providing ample space for vehicles. Side gated access leads to a delightful rear garden, which features a summer house with power and two patio seating areas, ideal for enjoying the warmer months.



Council Tax Band: C



### Entrance Hall

Composite obscured double glazed front door into the entrance hall which has stairs leading up to the first floor accommodation, radiator, power points and skinned ceiling.

### Cloakroom

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

### Kitchen Diner

18'4 x 10'6

Double aspect with UPVC double glazed window to the front and the rear, base and eye level units with work surface over, sink and drainer with mixer taps over, integrated Bosch electric oven and grill, Bosch induction hob with Bosch extractor over, integrated Bosch fridge and freezer, integrated Bosch dishwasher, breakfast bar, radiator, power point, TV points and skinned ceiling with inset spotlights.

### Utility Room

6'4 x 6'0

UPVC double glazed door to the rear, base and eye level units with work surface over, sink and drainer with mixer taps over, space and plumbing for washing machine, space and point for tumble dryer, radiator, power points, skinned ceiling, extractor fan and under stairs storage cupboard.

### Lounge

18'4 x 10'7

Double aspect with UPVC double glazed window to the front, UPVC double glazed French doors to the rear garden, radiator, power points, media plate with satellite, TV points, telephone points and skinned ceiling.

### Landing

UPVC double glazed window to the rear, radiator, power points, skinned ceiling, loft hatch, airing cupboard with wall mounted boiler and shelving.

### Bedroom 1

14'5 x 12'5 x 9'2 max

UPVC double glazed window to the front, there's an alcove for a built-in wardrobe, radiator, power points, TV point, telephone point and skinned ceiling.

### Bedroom 1 En-suite

UPVC obscured double glazed window to the front, separate shower cubicle which is fully tiled with a

built-in mixer shower with a fixed showerhead and separate showerhead on a sliding adjustable rail, pedestal wash hand basin with mixer taps over, WC with push button flush, wall mounted heated towel rail, double shaver point, skinned ceiling with inset spotlights, extractor fan and storage cupboard.

### Bedroom 2

11'0 x 11'0

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

### Bedroom 3

9'1 x 8'6

UPVC double glazed window to the rear, radiator, power points, TV point and skinned ceiling.

### Family Bathroom

UPVC obscured double glazed window to the rear, panel bath with mixer taps over and a mixer tap handheld showerhead, built-in mixer shower over on a sliding adjustable rail, glass shower screen, WC with push button flush, pedestal wash hand basin with mixer taps over, double shaving point, wall mounted heated towel rail, skinned ceiling with inset spotlights and extractor fan.

### Outside

The property comes with a front garden and off-road parking to the side which leads to the single detached garage. There is side gated access leading to the rear garden which is enclosed by panel fencing, there's a laid to lawn area, two patio seating areas, a summer house with power, outside tap and outside lights.



## Directions

## Viewings

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

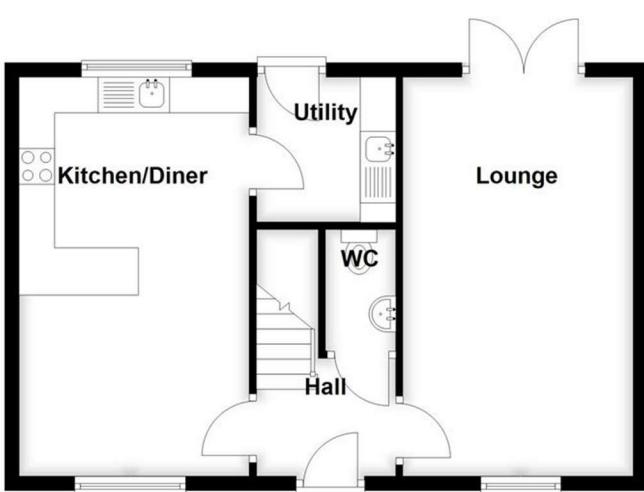
## EPC Rating:

B

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             | 83      | 93        |
| EU Directive 2002/91/EC                     |         |           |

## Ground Floor

Approx. 48.1 sq. metres (517.6 sq. feet)



## First Floor

Approx. 48.1 sq. metres (518.2 sq. feet)

