



BRADLEY JAMES

ESTATE AGENTS



5 Reindeer Gate, Weston, Spalding, PE12 6GY

Asking price £185,000

- TWO DOUBLE BEDROOMS
- INTEGRATED KITCHEN DINER
- BEDROOM ONE OVERLOOKING THE GREEN
- LOW MAINTENANCE LANDSCAPED REAR GARDEN
- LOCATED IN A DESIRABLE VILLAGE
- TWO EN-SUITES
- CLOAKROOM
- OFF ROAD PARKING FOR TWO CARS
- COUNCIL TAX BAND A
- WALKING DISTANCE TO LOCAL SHOP, POST OFFICE, SCHOOL AND PUB

# 5 Reindeer Gate, Spalding PE12 6GY

Bradley James offers this modern end-terrace house, The Dee built by Ashwood Homes in 2024 nestled in the charming village of Weston, Spalding, offering a delightful blend of comfort and convenience.

As you enter through the welcoming entrance hall, you are greeted by an inviting lounge, providing a cosy space to relax, this then follows through to the kitchen diner, perfect for family meals and entertaining guests while the cloakroom adds practicality to the ground floor.

Venturing to the first floor, you will find two generously sized double bedrooms. Bedroom one boasts the luxury of an en-suite bathroom, ensuring privacy and comfort, while the second double bedroom features an en-suite shower room, ideal for guests or family members.

The property is designed for low maintenance living, with a rear garden that allows for outdoor enjoyment without the burden of extensive upkeep. For added convenience, this home comes with two parking spaces, making it easy for you and your visitors.

Weston is a highly regarded village, known for its community spirit and picturesque surroundings, making it an ideal location for families and professionals alike. With a council tax band A, this property not only offers a modern lifestyle but also represents excellent value for money. This home is a perfect opportunity for those seeking a contemporary residence in a desirable setting.

The village of Weston has a local Budgens and Post Office, Primary School and Pub that serves food. This home is also just a short drive from the bustling towns of Spalding and Holbeach, where a variety of amenities await. You can take a stroll to Baytree Garden Centre which is located in the village.

Managements charges range from £200-£320 per year. The vendor hasn't has a bill yet.



Council Tax Band: A



## Entrance Hall

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

## Lounge

17'2 x 9'6

UPVC double glazed window to the front overlooking the green, two radiators, power points, skimmed ceiling, media plate with satellite points, telephone point and TV point.

## Kitchen Diner

13'5 x 8'8

UPVC double glazed window to the rear, UPVC double glazed French doors going onto the low maintenance landscaped rear garden, 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, Bosch extractor over, Bosch integrated fridge freezer, integrated Bosch slimline dishwasher, space and plumbing for washing machine, one radiator and power points.

## Cloakroom

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

## Landing

Loft hatch, power points and skimmed ceiling.

## Bedroom 1

13'5 x 8'8

UPVC double glazed window to the front overlooking the green, radiator, power points, TV point, telephone point some of the power points have USB charging, storage cupboard and a door to the en-suite bathroom.

## Bedroom 1 En-suite

UPVC obscured double glazed window to the side, panel bath with mixer taps over and a mixer tap handheld shower, pedestal wash hand basin with mixer taps over, tiled splashback, WC with push button flush, double shaver point, wall mounted heated towel rail, skimmed ceiling with inset spotlights and extractor fan.

## Bedroom 2

13'5 x 9'0

Two UPVC double glazed windows to the rear, radiator, power points, TV point, skimmed ceiling and a door to the en-suite shower room.

## Bedroom 2 En-suite

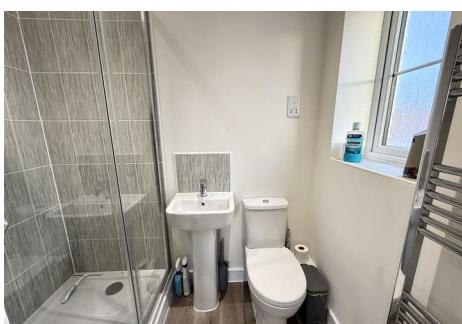
UPVC obscured double glazed window to the side, WC with push button flush, pedestal wash hand basin with mixer tap over, double shower cubicle which is fully tiled with a built-in mixer shower and a fixed showerhead and a separate showerhead on a sliding

adjustable rail, double shaver point, wall mounted heated towel rail, skimmed ceiling with inset spotlights and extractor fan.

## Outside

To the outside there's block paved off-road parking for two cars, storm porch with courtesy light, side gated access leading to the low maintenance landscaped rear garden which is enclosed by panel fencing, extended patio seating area, block paved path leading to a shed, outside light and outside tap.







## Viewings

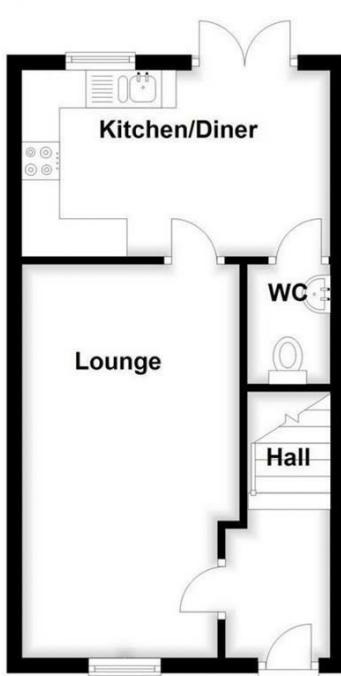
Viewings by arrangement only. Call 01775 233130 to make an appointment.

## EPC Rating:

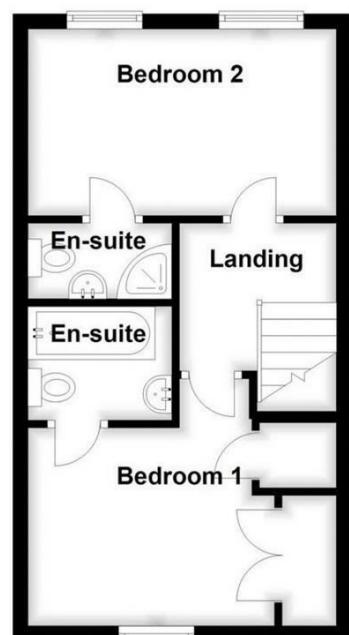
B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	96	
(81-91)	B	83	
(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



### First Floor



**Total area approx. 67 sq mtrs (720 sq ft)**