



BRADLEY JAMES
ESTATE AGENTS



11 Cross Street, Spalding, PE11 2YG

Asking price £450,000

- Five bedrooms and en-suite to bedroom one
- Was used as a children's nursery
- Detached outbuilding in the back garden ideal for a studio or another annex
- Luxury bathroom suite
- Vast amount of off road parking and secure parking behind double gates
- Four reception rooms
- 1 bed room annex with two reception rooms
- Kitchen with utility room and pantry
- Landscaped rear garden
- Garages

Bradley James welcomes you to Cross Street in the charming town of Spalding. This impressive 3107 sq ft detached house offers a remarkable blend of space, style, and versatility. With four reception rooms and five well-appointed bedrooms, this property is perfect for families seeking both comfort and functionality. There is an annex with this property.

The exterior of the home is stunning, presenting an inviting aesthetic that sets the tone for what lies within. Inside, you will find a spacious layout that includes three modern bathrooms, with the master bedroom featuring a rare en-suite, adding a touch of luxury to this older-style property. The kitchen is well-equipped, complemented by a utility room and a pantry, making it ideal for those who enjoy cooking and entertaining.

One of the standout features of this property is the one-bedroom annex, complete with its own kitchen, lounge, utility room, conservatory and shower room. This space is perfect for guests, a home office, or even a teenager's retreat. Additionally, there is a detached outbuilding in the garden that offers further potential for conversion into a studio or workspace or another annex.

The property boasts two staircases, providing easy access to all areas. There is a vast amount of off-road parking, including secure parking behind double gates leading to a garage. The low-maintenance rear garden has been beautifully landscaped, offering a serene outdoor space to relax and unwind.

Conveniently located within walking distance to the grammar boys' school and just a five-minute stroll or two-minute drive to the town centre, this home is ideally situated near the train station, restaurants, and supermarkets.

The house and annex are rated separately. The house was and remains rated as residential E- the childcare business was classed "childcare on domestic premises". The annex is rated separately, currently classed as "Childminding Centre" although SHDC has been advised that the annex is storage.

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Council Tax Band: E



Entrance Hall

Go through the original front door which has a leaded obscured stained glass window to the front, entrance hall has stairs leading off to the first floor accommodation, original tiled floor, radiator, power points and high ceilings which are skimmed and coved.

Sitting Room

14'6 x 14'2

UPVC double glazed bay window to the front, radiator, power points, open fireplace, wall lights, picture rail, telephone point and high ceilings and ceiling rose.

Lounge

23'0 x 16'1

Measurements are into the bay window, lounge is triple aspect with a UPVC double glazed bay window to the front, a UPVC double glazed window to the side, UPVC double glazed door onto the rear garden, radiator, power points, high skirting boards, picture rail, decorative coving, ceiling rose and high ceilings.

Dining Room

14'2 x 12'0

UPVC double glazed window to the rear, tiled floor, radiator, power points, exposed beams and a door to the boiler storeroom.

Boiler Storeroom

UPVC double glazed window to the side, wall mounted gas boiler and power point.

Kitchen

20'1 x 9'3

Two UPVC double glazed windows to the side, UPVC double glazed French door going out to the rear garden, base and eye level units with work surface over, sink and drainer with mixer taps over, Range with double oven and separate grill with an electric hob and Range master extractor over, integrated dishwasher, breakfast bar, tiled splashback, tiled floor, radiator, power points, exposed beams and doors off to the conservatory, pantry and second staircase.

Pantry

UPVC double glazed window to the side, base units with work surface over, space and point for American fridge freezer, tiled splashback, tiled floor and power points.

Conservatory

12'0 x 11'1

UPVC construction with UPVC double French doors to the rear garden, base units with work surface over and wall lights.

Utility Room

11'0 x 6'8

UPVC double glazed window to the rear, UPVC double glazed door to the rear, base units with work surface over, sink with mixer taps, space and plumbing for washing machine, space and point for tumble dryer, tiled floor, fully tiled walls, radiator, power points and a door to the cloakroom.

Cloakroom

WC with push button flush.

Landing

Has an arch top, UPVC double glazed window to the front, radiator and power points.

Bedroom 1

16'0 x 13'2

Double aspect with a UPVC double glazed window to the side,

two arch top double glazed windows to the front, decorative fireplace, radiator, picture rail and a door leading through to the en-suite.

Bedroom 1 En-suite

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

Bedroom 2

14'2 x 12'8

Two arch top UPVC double glazed windows to the front, radiator, power points, picture rail and a built-in single wardrobe.

Bedroom 3

14'2 x 12'0

UPVC double glazed window to the rear, radiator, power points, skimmed and coved ceiling and built-in single wardrobe.

Bedroom 4

10'4 x 7'1

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

Bedroom 5

14'7 x 7'7

Restricted head height, UPVC double glazed window to the side, panelled walls, expose beams, radiator, power points, loft hatch and inset spotlights.

Study/Bedroom 5 Lounge

11'2 x 9'3

Door going to the second staircase which leads through to the kitchen, UPVC double glazed window to the side, loft hatch, radiator, power points, panelled walls and skimmed ceiling with inset spotlights.

Family Bathroom

Four piece bathroom suite, UPVC obscured double glazed window to the rear, freestanding roll top bath with side mounted telephone style mixer taps over and handheld showerhead over, WC, separate shower cubicle which is fully tiled with an electric shower, pedestal wash hand basin with taps over, double heated towel rail, double shaver point, fully tiled walls, tiled floor and skimmed and coved ceiling.

Kitchen annex

13'0 x 8'6

UPVC double glazed window to the side, UPVC double glazed door to the side leading to the rear garden, kitchen with base and eye level units with work surface over, sink and drainer with mixer tap over, space and plumbing for washing machine, power points and loft hatch.

Annex Side Entrance

UPVC obscured double glazed door to the side and doors going off to the shower room, bedroom and kitchen.

Annex Lounge

13'8 x 10'0

UPVC double glazed window to the side, radiator, power points and a block archway leading through to the conservatory.

Annex Conservatory

12'6 x 8'1

UPVC construction with UPVC double glazed French doors to the rear garden and radiator.

Annex Bedroom

14'4 x 10'0

UPVC double glazed bay window to the front, radiator, power points and base and eye level units with work surface over. (Measurements into the bay window).

Annex Shower Room

UPVC obscured double glazed window to the side, WC with push button flush, vanity wash hand basin with mixer taps, separate shower cubicle with a built-in mixer shower over, radiator and boiler cupboard with wall mounted gas boiler.

Additional Annex Information

The annex has its own heating system and boiler.

Outside

The property has a decorative wall to the front boundary which opens up to gravel off-road parking to the front, side and rear for numerous cars. Then going through a double wooden gate for added security, the rear parking which leads to a garage and has a detached house behind which is included in the sale. The side gated access leads to the rear garden which is enclosed by panel fencing. It has been beautifully landscaped as it used to be a children's nursery, it is predominantly laid to Astroturf, there are some vegetable patches, variety of trees, patio seating areas, outside lights and an outside brick store with separate fuse box.

Garage

19'3 x 16'8

UPVC double glazed door to the front, roller door to the front garage which has power points, a storage shed to the right which is of wooden construction and another garage behind the garage and underneath the house 11'7 x 9'3, with roller door to the front, power points and separate fuse box.

Detached House

UPVC door into the entrance hall which has stairs leading off to the first floor accommodation and a storage cupboard. The top floor of the detached house 17'3 x 11'8, UPVC double glazed window to th level units with work surface over and a vaulted ceiling with expose







Directions

Viewings

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

EPC Rating:

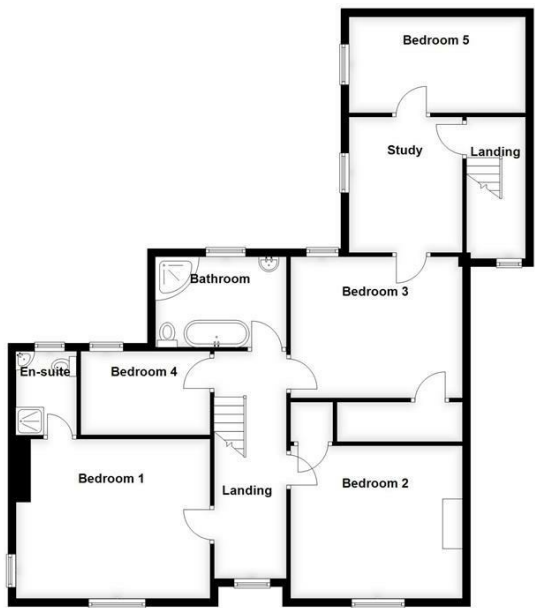
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor
Approx. 174.6 sq. metres (1879.8 sq. feet)



First Floor
Approx. 114.1 sq. metres (1227.9 sq. feet)



Total area: approx. 288.7 sq. metres (3107.7 sq. feet)