



BRADLEY JAMES

ESTATE AGENTS



1A Low Road, Spalding, Lincolnshire, PE12 6ED

Asking price £325,000

- Five double bedrooms
- Kitchen diner with Neff cooking appliances
- Utility room
- Double garage
- Modern main bathroom suite
- Dressing room and en-suite to bedroom one
- Steam oven, integrated microwave and double oven
- Double aspect lounge
- Jack and Jill en-suite on the top floor
- Great road links to the A16 connecting Norfolk, Lincoln and Peterborough

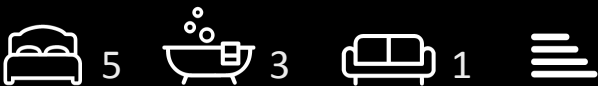
Located on Low Road in the charming town of Spalding, this impressive three-storey family home offers a perfect blend of modern living and spacious comfort. With five generously sized double bedrooms, including a luxurious master suite complete with a dressing room and en-suite shower room, this property is designed to accommodate the needs of a growing family.

As you step inside, you are welcomed by an open-plan kitchen diner that serves as the heart of the home. This stylish space is equipped with high-spec Neff cooking appliances, including a double oven, integrated microwave, and steam oven, making it ideal for culinary enthusiasts. Adjacent to the kitchen, a convenient utility room adds to the practicality of this well-thought-out layout. The double-aspect lounge, featuring French doors that open onto the rear garden, provides a bright and inviting area for relaxation and family gatherings.

On the first floor, you will find three spacious double bedrooms, with the master bedroom enjoying its own en-suite and dressing room. A modern family bathroom serves the other two bedrooms, ensuring comfort and convenience for all. Ascending to the top floor, a study area awaits, perfect for home working or homework. This level also boasts two large double bedrooms, each with ample space for a double bed, wardrobes, and a sofa, complemented by a Jack and Jill en-suite.

Outside, the property features an enclosed rear garden, providing a safe space for children and pets to play. A stable door leads to a converted garage currently used as a dog grooming business, while the other garage serves as useful storage. Off-road parking is available at the front of the double garage.

This home is ideally located within walking distance of a local primary school and two secondary schools, as well as a variety of amenities including shops and a fish and chip shop. Spalding town centre, with its bus and train stations, is just a short distance away, and excellent road links to the A16



Council Tax Band: E



Kitchen/Diner

max width 19'6 narrows 13'4 x 22'5

The front door leads into the kitchen diner, double aspect UPVC double glazed window to front and rear, base and eye level units with work surface over, sink and drainer with mixer taps over, space and point for American fridge freezer, integrated double Neff electric oven and grill, integrated Neff microwave, integrated Neff steam oven, Neff induction hob with extractor over, integrated dishwasher, inset kickboard lighting, power points, breakfast bar, skimmed ceiling with inset spotlights and radiator.

Utility Room

6'3 x 6'0

Double glazed door to the rear, base and eye level units with work surface over, wall mounted gas boiler, space and plumbing for washing machine, space and point for tumble dryer, power points and door to the cloakroom.

Cloakroom WC

Pedestal wash hand basin with taps over, tile splashback and radiator.

Lounge

22'3 x 11'7

Double aspect with UPVC double glazed window to the front and UPVC double glazed windows and French doors to the rear, radiator, power points and aerial points.

First Floor Landing

UPVC double glazed window to the front, stairs leading to the top floor accommodation, radiator, power points, airing cupboard, doors arranged off to 3 double bedrooms and a family bathroom.

Bedroom One

22'4 x 11'7

Measurements are into the dressing room, UPVC double glazed window to the front and to the rear, radiator, power points. Dressing room has two double built-in wardrobes and a door to the ensuite.

Ensuite Shower Room

UPVC obscured double glazed window to the rear, walk in double shower cubicle which is fully tiled, it has a built-in mixer shower with a fixed shower head, vanity wash hand basin with mixer taps over and WC with push button flush and tiled work top over, wall mounted mirror, extractor fan, wall mounted heated towel rail, fully tiled floor and walls, skimmed ceiling with inset spotlights.

Bedroom Two

22'4 x 10'0

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

Bedroom Three

22'2 x 11'7

UPVC double glazed window to the front, radiator and power points and door to the Jack and Jill ensuite.

Jack and Jill Ensuite

Velux double glazed window to the rear, separate shower cubicle which has a built-in mixer shower with a fixed showerhead and a separate showerhead on a sliding adjustable rail, vanity wash hand basin with mixer taps over, WC with push button flush, wall mounted heated towel rail, inset spotlights and extractor fan.

Bedroom Four

10'7 x 9'8

Measurements exclude the built-in wardrobes. UPVC double glazed window to the rear, built-in double wardrobes with shelving and hanging space, radiator and power points.

Bedroom Five

10'0 x 9'0

Double glazed window to the front, radiator and power points.

Family bathroom

UPVC obscured double glazed window to the rear, walk in double shower cubicle which is fully tiled, built-in mixer shower with a fixed showerhead and separate showerhead on a sliding adjustable rail, panel bath with side mounted mixer taps over, floating WC with push button flush, vanity wash hand basin with mixer taps over and storage drawers beneath, wall mounted heated towel rail, tiled floor and skimmed ceiling with inset spotlights.

Landing and Study

UPVC double glazed window to the front, radiator, power points, loft hatch and doors to the two double bedrooms and Jack and Jill ensuite.

Outside

The front garden is laid to lawn with a patio path leading to the front door, rear off-road parking which leads to the double garage. One part of the double garage is being used as a dog grooming parlour and the other is used for storage, one side has a manual up and over door and the dog parlour has a remote controlled electric roller door and stable door, power and lighting is also connected. Rear gated access leading to the rear garden which is enclosed by panel fencing and a brick wall, it is laid to lawn with extended decking seating area and pergola cover.





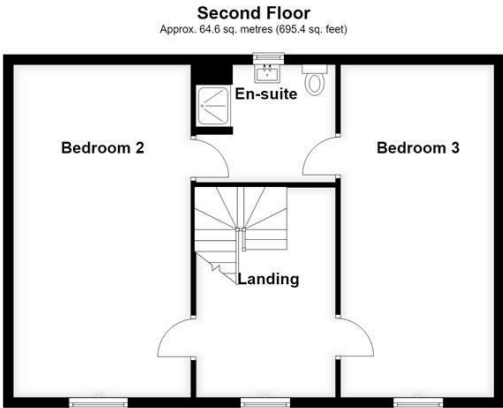
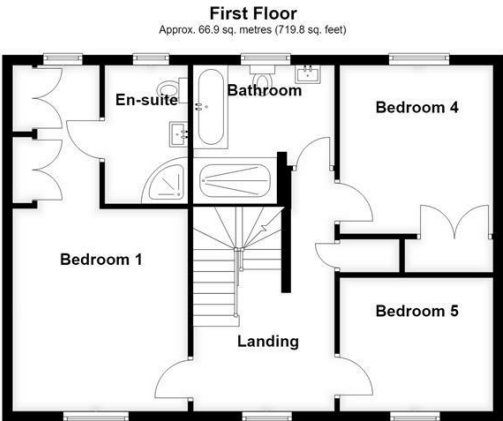
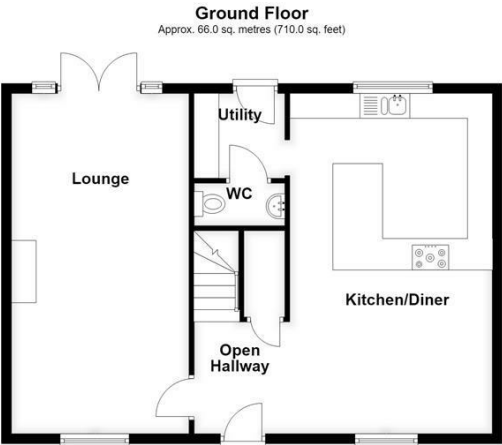


Viewings

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

EPC Rating:

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	EU Directive 2002/91/EC	



Total area: approx. 197.4 sq. metres (2125.1 sq. feet)