



BRADLEY JAMES

ESTATE AGENTS



**21 Atherton Gardens, Pinchbeck, Spalding, Lincolnshire, PE11 3YJ**

**Asking price £249,950**

- SSTC BY BRADLEY JAMES ESTATE AGENTS
- BATHROOM
- INTEGRATED KITCHEN DINER
- OFF ROAD PARKING FOR FOUR CARS
- WALKING DISTANCE TO PLAYING GREEN
- EN-SUITE TO BEDROOM ONE
- SOLAR PANEL
- DOUBLE ASPECT LOUNGE
- REAR GARDEN
- WALKING DISTANCE TO MORRISONS SUPERMARKET

# 21 Atherton Gardens, Spalding PE11 3YJ

Located in the charming area of Atherton Gardens, Pinchbeck, Spalding, this modern detached house, built in 2020, offers a perfect blend of contemporary living and comfort. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. Bedroom one comes with a modern en-suite shower room. The house features a spacious reception room which is double aspect, and an impressive open plan integrated kitchen diner. Completing the downstairs accommodation is the downstairs cloakroom.

The property boasts two bathrooms, ensuring convenience for all occupants. The modern design and layout of the house create a bright and airy atmosphere, making it a delightful place to call home. This modern home is ideal for families as the estate has a newly built playing green which is a 30 second walk from the house. An added bonus are the solar panels, helping with energy costs.

One of the standout features of this residence is the ample parking space, accommodating up to four vehicles, which is a rare find in many properties today. There is a good sized rear garden with extended patio seating area and shed to the side. You are within walking distance to Morrisons supermarket and have great road links to the A16 bypass connecting you to Boston, Peterborough, Stamford, Lincoln and Norfolk. Spalding town centre is a 5 minute drive. Pinchbeck primary school is a 5 minute drive too.

Situated in a peaceful neighbourhood, this home is well-connected to local amenities and offers a tranquil retreat from the hustle and bustle of everyday life. Whether you are looking to settle down or invest in a modern family home, this property in Atherton Gardens is certainly worth considering.



Council Tax Band: C



### Entrance Hall

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

### Lounge

18'4 x 10'0

Double aspect with a UPVC double glazed window to the front and UPVC double glazed French doors to the rear, radiator, power points, TV point, telephone point and skinned ceiling.

### Kitchen Diner

18'4 x 11'8

Double aspect with a UPVC double glazed window to the front and UPVC double glazed window and door to the rear, base and eyelevel units with worksurface over, sink and drainer with mixer taps over, Integrated Bosch electric oven and grill with a Bosch four burner gas hob and Bosch extractor over, integrated Bosch fridge and freezer, space and plumbing for washing machine, high gloss tiled floor, power points, radiator, skinned ceiling with inset spotlights and under stair storage cupboard.

### Cloakroom

UPVC obscured double glazed window to rear, WC with pushbutton flush, pedestal wash hand basin with mixer taps over, tile splashback, radiator and skinned ceiling.

### Landing

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

### Bedroom 1

11'7 x 10'2

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

### Bedroom 1 En-suite

UPVC obscured double glazed window to the front, separate shower with a fixed oversized showerhead, separate handheld showerhead and inset shelving. Pedestal wash hand basin with mixer taps over, WC with push and flush, double shaver points, skinned ceiling with inset spotlights, extractor fan and wall mounted heated towel rail.

### Bedroom 2

11'8 x 10'1

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

### Bedroom 3

8'4 x 8'0 max

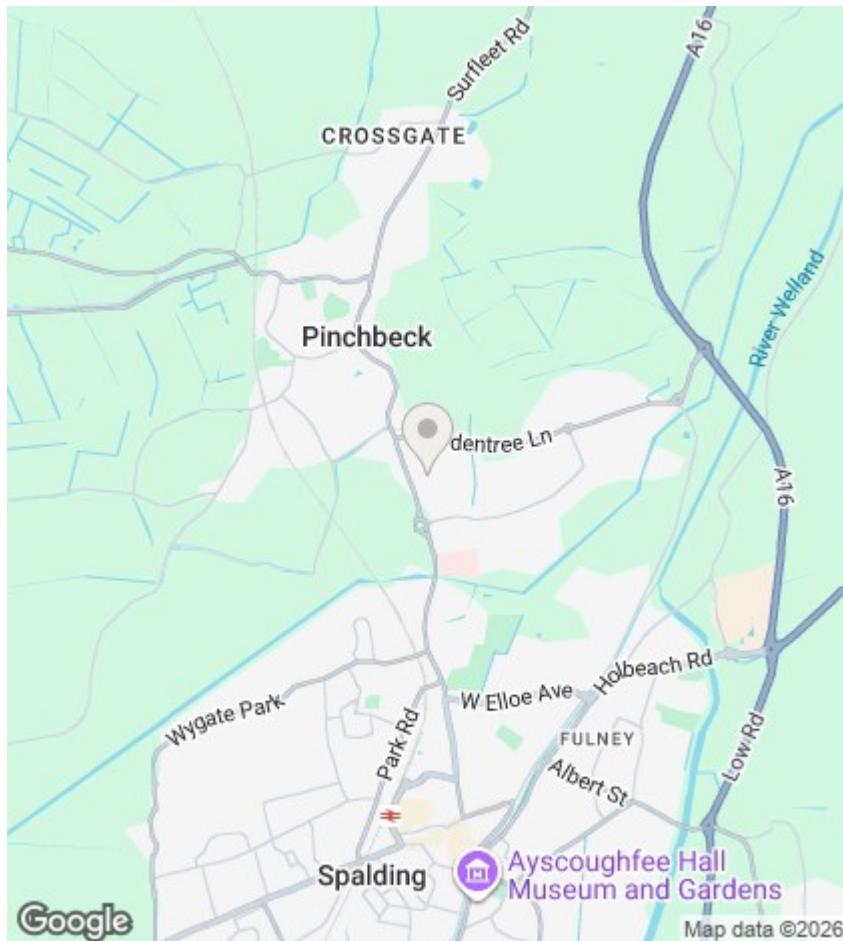
UPVC double glazed window to the rear, radiator, power points and skinned ceiling.

### Bathroom

UPVC obscured double glazed window to the rear, panel bath with mixer taps over, built in mixer shower over with glass shower screen, pedestal wash hand basin with mixer taps over, WC with pushbutton flush, wall mounted heated towel rail, double shaver point, extractor fan and skinned ceiling with inset spotlights.

### Outside

The front is laid to lawn with an extra gravel off-road parking space. There is tarmac off road parking for three further cars so four off-road parking spaces in total. Double width ramp style patio to the front door with courtesy light and storm porch, side gated access leading to the rear garden which is enclosed by panel fencing, it is laid to lawn, extended patio seating area, outside lights, outside tap and to the side of the house there's a shed.



## Directions

## Viewings

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

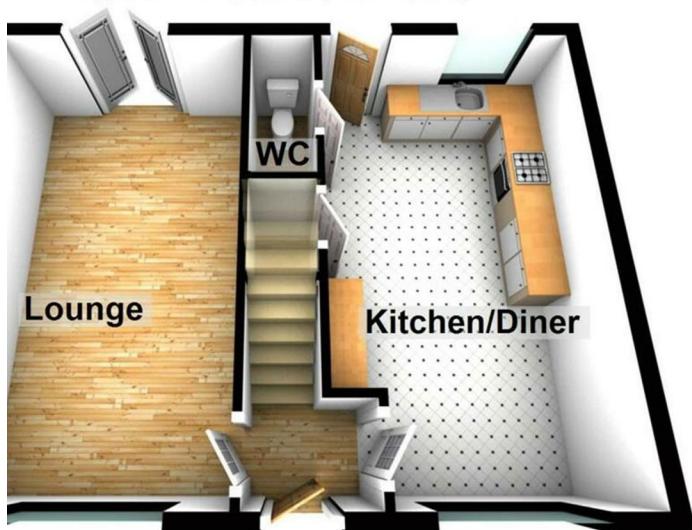
## EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	87	88
(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	

## Ground Floor

Approx. 42.0 sq. metres (452.5 sq. feet)



## First Floor

Approx. 42.0 sq. metres (452.5 sq. feet)



Total area: approx. 84.1 sq. metres (905.0 sq. feet)