



BRADLEY JAMES
ESTATE AGENTS



12 Nursery Way, Spalding, Lincolnshire, PE11 1GD

Asking price £295,000

- Four double bedrooms
- Utility room
- Professionally decorated throughout
- Modern en-suite and bathroom
- Walking distance to primary schools
- Open plan integrated kitchen diner
- Double aspect lounge with French doors leading out to the rear garden
- Immaculate interior
- Off road parking for two cars that leads to a single garage
- Popular residential location

Nestled in the popular area of Nursery Way, Spalding, this immaculate four-bedroom detached family home offers a perfect blend of modern living and convenience. Built in 2007, the property boasts a contemporary design and has been professionally decorated throughout, ensuring a stylish and welcoming atmosphere.

Upon entering, you are greeted by a spacious double aspect lounge, which features French doors that open directly into the beautifully maintained rear garden. This seamless connection between indoor and outdoor spaces is ideal for family gatherings and entertaining guests. The heart of the home is the modern integrated open-plan kitchen diner, complete with a utility room, providing ample space for culinary creativity and family meals.

The property comprises four generously sized double bedrooms, with the master bedroom benefiting from a modern en-suite shower room. The remaining three bedrooms are served by a well-appointed family bathroom, ensuring comfort and convenience for all.

Outside, the property offers off-road parking for up to two vehicles, leading to a single garage. The side gated access provides entry to the enclosed rear garden, a perfect retreat for relaxation or play.

Situated within walking distance to two primary schools, a Co-op shop, a fish and chip shop, and a bus stop, this home is ideally located for families. The town centre is just a five-minute drive away, offering a variety of restaurants and supermarkets plus a train station.

Additionally, excellent road links connect you to Norfolk, Lincoln, Peterborough, and Stamford, making this property a fantastic choice for those seeking both comfort and accessibility.

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Council Tax Band: D



Entrance hall

Composite front doors, stairs leading to the first floor accommodation, radiator, power points.

Cloakroom

WC and wash hand basin set in vanity unit, radiator, extractor fan

Lounge

17'11 x 10'3

Double aspect UPVC windows to the front and side aspects and UPVC French doors to the side onto the westerly facing rear gardens, radiator, power points and TV point

Kitchen Diner

17'11 x 9'6

UPVC window to the front and dual UPVC windows to the side, refitted modern base and eye level units, work surface over with sink inset and mixer tap over, integrated eye level oven and warming draw, integrated induction hob with extractor fan over, integrated dishwasher, integrated fridge and freezer, space for a dining table, radiator, power points, TV point, inset spotlights.

Utility room

6'4 x 6'2

UPVC door to the rear access, comprising a range of refitted modern base and eye level units, work surface over, plumbing and space for washing machine, wall mounted boiler, power points.

Landing

UPVC window to the rear, stairs leading to the second-floor accommodation and airing cupboard.

Bedroom one

10'4 x 10'3 max

UPVC window to the front, recessed double and single wardrobe with hanging rails, radiator, power points and inset spotlights.

En-suite

UPVC window to the rear aspect, comprising a modern refitted three-piece suite, low level WC, wash hand basin and oversize shower cubicle with rain shower over, fully tiled walls, tiled flooring and chrome heated towel rail.

Bedroom four

11'3 x 9'6

UPVC windows to the front and side aspect, recessed double wardrobe with hanging rails, radiator and power points, walk in storage cupboard with UPVC window to the front, power point and over stairs eaves storage.

Bathroom

UPVC window to the side aspect, comprising a refitted three-piece suite, low level WC wash hand basin set in bespoke vanity unit and curved panel bath with shower over and glass screen, tiled splash backs, radiator.

Second floor landing

Study area with Velux window to the rear aspect radiator and power points.

Bedroom two

14'4 x 10'4

UPVC window to the front aspect and Velux window to the rear, radiator, power points and TV point.

Bedroom three

14'4 x 9'6

UPVC window to the front, radiators, power points and loft hatch.

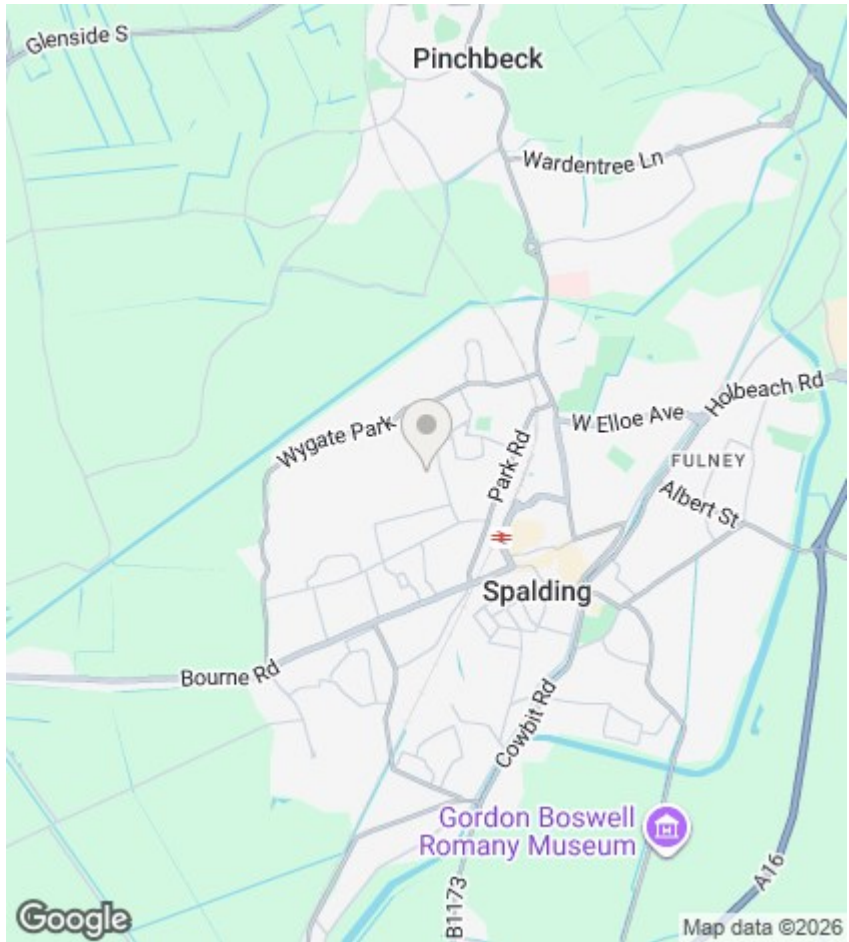
Outside

Walking distance from two local Primary schools and shops, the neat frontage is partially enclosed by cast railings with a gravel finish, the double length driveway offers parking for two and leads to a SINGLE GARAGE with up and over door, power and light connected.

Side gated access leads to your rear garden which you get to enjoy a westerly facing aspect, enclosed by panel fencing and laid to lawn with an extended patio seating area with shrub borders and gravel beds.







Viewings

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

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	86
(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	

