



BRADLEY JAMES

ESTATE AGENTS



13 Daisy Road, Holbeach, Spalding, PE12 7NJ

Asking price £180,000

- Two En-suites
- Lounge
- Cabin In The Garden With Power (currently a beauty room)
- Two Double Bedrooms
- Walking Distance To Local Amenities
- Integrated Appliances In The Kitchen
- Cloakroom
- Two Off Road Parking Spaces
- Modern Interior
- Primary And Secondary Schools In Holbeach

# 13 Daisy Road, Spalding PE12 7NJ

Bradley James Estate Agents welcomes you to Daisy Road in Holbeach. This fantastic semi-detached house offers a modern and comfortable living experience. With two well-appointed double bedrooms, each featuring its own en-suite bathroom and shower room.

The heart of the home is the integrated kitchen diner, which provides a delightful space for family meals and entertaining guests. The spacious lounge invites relaxation, while a cloakroom and a separate entrance hall enhance the practicality of the layout.

Outside, the property boasts off-road parking for two vehicles, ensuring ease of access. The rear garden is a true gem, featuring an extended patio area ideal for outdoor gatherings. Additionally, a charming cabin is available, which can serve as a home office or a summer house, complete with power and light connections. The cabin is currently used as a beauty room.

This residence is conveniently located within walking distance to local amenities, including primary and secondary schools, as well as supermarkets such as Tesco and Aldi. The area is well-served by excellent road links, with the A17 providing easy access to Norfolk, Lincoln, and Spalding.

In summary, this modern semi-detached house on Daisy Road is an excellent opportunity for those looking for a stylish and practical home in a vibrant community.

Management charge around £240 per year for the estate



Council Tax Band:



### Entrance Hall

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

### Lounge

17'2 x 8'7

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

### Kitchen Diner

13'5 x 8'8

UPVC double glazed window to the rear, UPVC double glazed French doors to the rear garden, base and eye level units with work surface over, upgraded sink with mixer taps, integrated Bosch electric oven and grill, integrated Bosch induction hob, Neff extractor over, integrated Bosch fridge, integrated Bosch freezer, integrated slimline Bosch dishwasher, space and plumbing for washing machine, upgraded kickboard lights, power points, radiator and skimmed ceiling.

### Cloakroom

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

### Landing

Loft hatch, power points and skimmed ceiling.

### Bedroom 1

13'4 x 8'2

Two UPVC double glazed windows to the rear, radiator, power points, TV point and skimmed ceiling.

### Bedroom 1 En-suite

Ensuite shower room, UPVC obscured double glazed window to the side, double shower cubicle with a built-in mixer shower with a fixed showerhead and a separate showerhead on a sliding adjustable rail, 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 8'8

UPVC double glazed window to the front enjoying field views, radiator, power points, TV points, storage cupboard and skimmed ceiling.

### Bedroom 2 En-suite

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

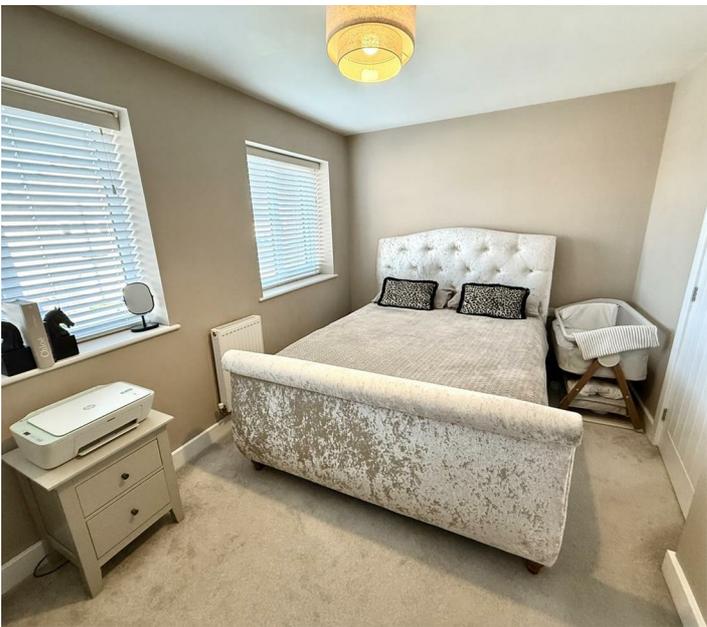
### Outside

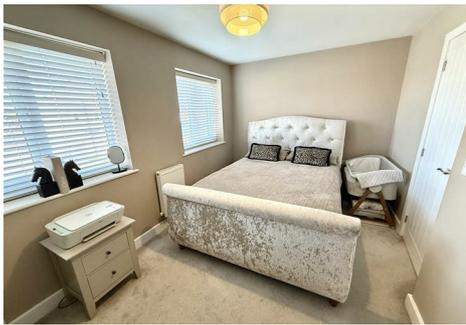
The property has tarmac off-road parking for two vehicles, there is side gated access leading to the garden which is enclosed by panel fencing, has an extended patio seating area, laid to lawn area, outside light, outside tap and a wooden cabin which is been used as a beauty room but can also be used as a home office if needed or summer house.

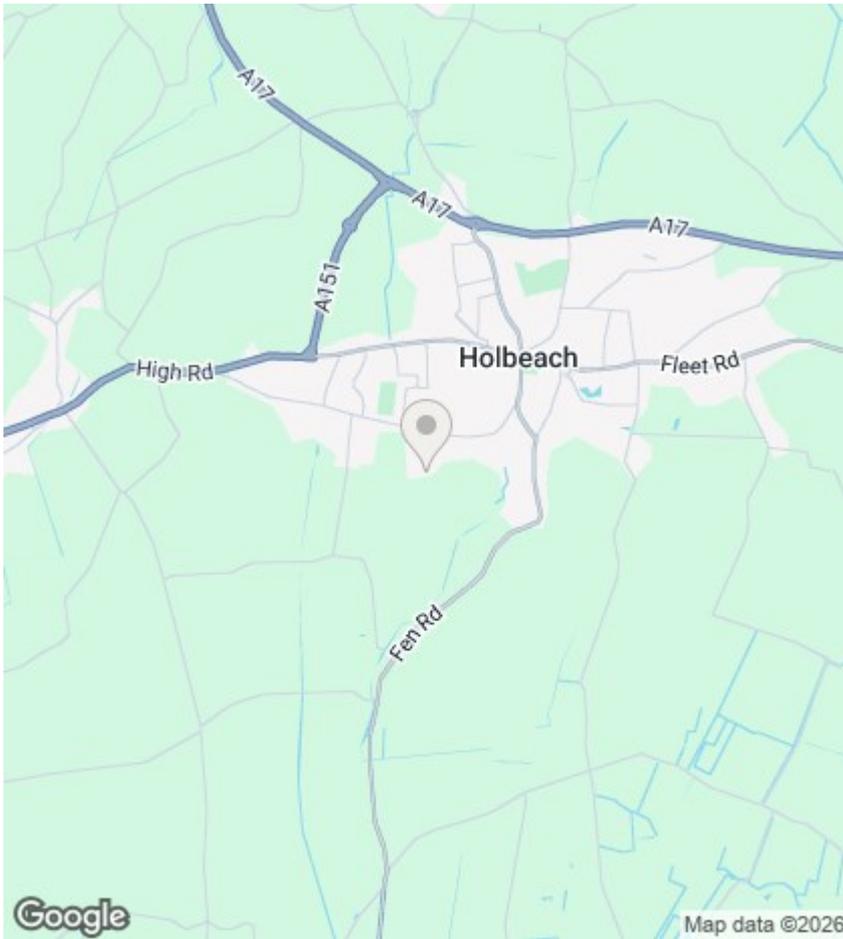
### Outdoor Cabin

9'4 x 7'8

Sealed double glazed French doors to the front, double sealed double glazed window to the front which can be opened, power points, exposed beams, base units with work surface over, separate fuse box and sink with mixer 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 |           |

