



BRADLEY JAMES

ESTATE AGENTS



3 Aldwych Gardens, Spalding, Lincolnshire, PE11 3ZH

Asking price £399,950

- NO CHAIN
- DOUBLE ASPECT LOUNGE
- EN-SUITE TO BEDROOM ONE
- SOUGHT AFTER ROAD
- 5 MINUTE DRIVE TO THE TRAIN STATION CONNECTING YOU TO PETERBOROUGH
- 36 FOOT OPEN PLAN KITCHEN DINER, FAMILY ROOM
- EXTENDED UTILITY ROOM AND CLOAKROOM
- FOUR PIECE BATHROOM SUITE
- LOTS OF PARKING THAT LEADS TO A DOUBLE GARAGE
- EXTENDED DETACHED EXECUTIVE FAMILY HOME

3 Aldwych Gardens, Spalding PE11 3ZH

Bradley James welcomes you to this NO CHAIN executive detached family home which is nestled in the desirable Aldwych Gardens of Spalding. This modern executive detached family home is a true gem.

The property has been thoughtfully extended and boasts an impressive 36-foot open-plan kitchen diner and family room, complete with integrated appliances and bi-fold doors that seamlessly connect the indoor space to the outdoor area.

As you enter, you are greeted by a welcoming hallway that leads to a spacious double-aspect lounge, perfect for relaxation and entertaining. The ground floor also features an extended utility room and a contemporary cloakroom, enhancing the practicality of family living.

On the upper floor, you will find four well-proportioned bedrooms, including a master suite with an en-suite shower room, alongside a modern family bathroom. This home is not only aesthetically pleasing but also sits on a generous plot, offering ample off-road parking for up to eight vehicles, leading to a detached double garage.

The location provides excellent road links, with easy access to Stamford, Peterborough, Norfolk, and Lincoln. The town centre is just a five-minute drive away, where you can find a variety of shops, a train station, and a bus station. Families will appreciate the proximity to reputable grammar and girls' high schools, as well as numerous primary schools within a short distance.

This property is a must-see for those seeking a spacious and stylish family home in a sought-after area. Don't miss the opportunity to make this stunning house your new home.



Council Tax Band: E



Entrance Hall

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

Lounge

14'8 x 12'4

Double aspect with two UPVC double glazed windows to the front, one UPVC double glazed window to the side, radiator, power points, modern electric fireplace, TV points and skimmed and coved ceiling.

Kitchen Diner

36'0 x 12'8 x 8'3

Double aspect with UPVC double glazed windows to the front, UPVC double glazed window to the rear, bifold doors to the rear garden, handleless base and eye level units with quartz worksurface over, sink and drainer with mixer taps over, integrated electric oven and grill with integrated microwave oven above, integrated full length fridge, integrated full length freezer, integrated wine cooler, induction hob with extractor over with inset spotlights, integrated dishwasher, inset kickboard lighting, vertical wall mounted radiator, wall mounted boiler housed in a kitchen cupboard, skimmed ceiling with inset spotlights and power points some with USB charging.

Utility Room

13'5 x 7'3

UPVC double glazed window and door to the rear garden, base and eye level units with work surface over, sink with mixer taps over, freestanding washing machine, freestanding tumble dryer, radiator, power points, loft hatch and skimmed ceiling with inset spotlights.

Cloakroom

UPVC obscured double glazed window to the front, WC with push button flush, vanity wash hand basin with mixer tap over and storage cupboards beneath, half height tiled walls, vertical wall mounted radiator, extractor fan and skimmed ceiling with inset spotlights.

Landing

Airing cupboard with shelving, storage cupboard with shelving, loft hatch, power point, radiator and skimmed and coved ceiling.

Bedroom 1

14'8 x 12'4

Double aspect with two UPVC double glazed windows to the front, UPVC double glazed window to the side, radiator, power points, telephone point and skimmed and coved ceiling.

Bedroom 1 En-suite

UPVC obscured double glazed window to the front, WC

with push button flush, vanity wash hand basin with mixer taps over and storage cupboard beneath, separate shower cubicle with a Aqualisa built-in mixer shower, double shaver point, wall mounted heated towel rail, tiled floor, fully tiled walls and skimmed ceiling with inset spotlights.

Bedroom 2

12'5 x 10'5

Two UPVC double glazed windows to the front, radiator, power points and skimmed and coved ceiling.

Bedroom 3

11'0 x 10'5

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

Bedroom 4

9'0 x 8'4

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

Family Bathroom

Four piece bathroom suite, two UPVC obscured double glazed windows to the rear, panel bath with side mounted mixer taps over with a mixer tap handheld showerhead, wall mounted heated towel rail, vanity wash hand basin with mixer taps over and storage drawers beneath, walk-in shower cubicle with Aqualisa built-in mixer shower with a fixed showerhead and a separate showerhead on a sliding adjustable rail, WC with push button flush, extractor fan, another wall mounted heated towel rail and skimmed and coved ceiling with inset spotlights.

Outside

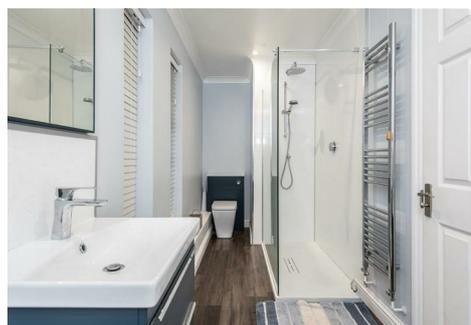
There's two brick pillars and iron wrought fencing with an opening through to the gravel off-road parking for numerous vehicles. The rear garden is enclosed by panel fencing, predominantly laid to lawn, extended upgraded patio seating area, outside power points, outside tap, outside light and an AstroTurf play area behind the double garage.

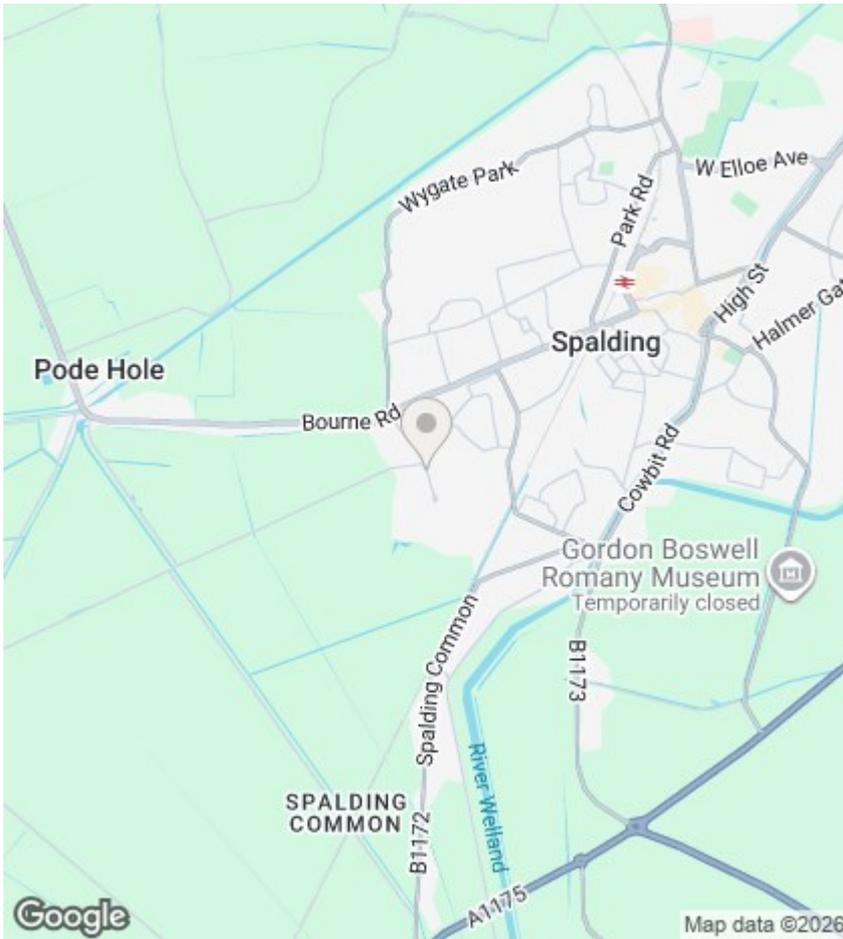
Detached Double Garage

17'5 x 16'4

Two separate metal up and over doors, power and lighting connected, separate fuse box and side gated access to the rear garden.







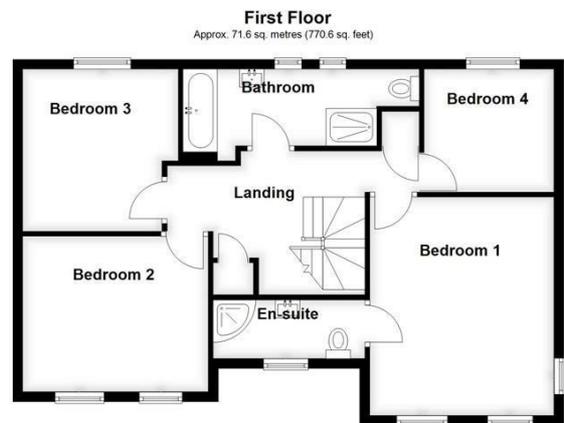
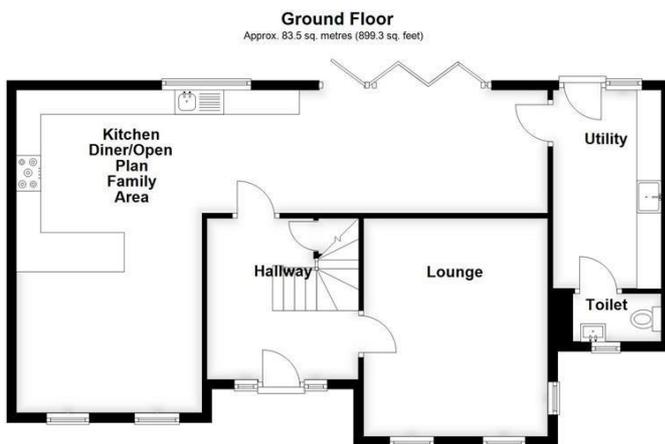
Viewings

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	75	78
(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. 155.1 sq. metres (1669.9 sq. feet)