



BRADLEY JAMES

ESTATE AGENTS



16A Water Lane, Spalding, PE11 2TQ

Asking price £325,000

- Two/three bedrooms
- Garden room with air conditioning
- One of build built by a builder for him and his family
- Beautifully landscaped gardens
- Walking distance to local amenities
- Three reception rooms
- 26 foot open plan kitchen diner with an AGA
- Fully walled garden
- Remote controlled gates and electric garage door
- Vast amount of off road parking and double garage

Nestled on Water Lane in the charming town of Spalding, this stunning detached house, built in 2001, offers a unique opportunity for discerning buyers. This one-of-a-kind home has been meticulously crafted to the highest standards, reflecting the builder's commitment to quality for his family.

The property features an impressive three reception rooms, including a spacious lounge, a delightful garden room complete with air conditioning, and a versatile study or family room. At the heart of the home lies a remarkable 26-foot open-plan kitchen diner, showcasing a beautiful AGA, perfect for culinary enthusiasts. The ground floor is further complemented by a utility room and a cloakroom, ensuring practicality and convenience.

The first floor boasts a generous landing that can easily be transformed into a third bedroom, alongside two well-proportioned double bedrooms and a luxurious bathroom suite, providing ample space for family living.

Outside, the property is surrounded by a beautifully landscaped, fully walled garden, offering privacy and tranquillity. Remote-controlled electric gates lead to off-road parking for up to eight vehicles, along with a double garage featuring a remote-controlled door. The front, side, and rear gardens have been lovingly maintained by the current vendor, enhancing the overall appeal of this exceptional home.

Conveniently located within walking distance to the Boys Grammar School and Spalding Rugby Club, this property is also just a short stroll from a local shop. The town centre, with its array of amenities including supermarkets, shops, and restaurants, is merely a two-minute drive or a 15-minute walk away. This home truly represents a perfect blend of modern living and community convenience, making it an ideal choice for families or those seeking a peaceful retreat.



Council Tax Band: D



Entrance Hall

UPVC front door into the entrance hall with UPVC double glazed window to the front, stairs leading off to the first floor accommodation, radiator, power point, real wood flooring and skimmed and coved ceiling.

Cloakroom

UPVC obscured double glazed window to the front, WC, wash hand basin with taps over, tiled splashback, radiator, real wood flooring, fuse box, skimmed and coved ceiling with inset spotlights and extractor fan.

Kitchen Diner

25'6 x 10'0

UPVC double glazed window to the rear, internal French doors onto the garden room, base and eye level units with solid wood work surface over, sink and drainer with mixer taps over, AGA, integrated dishwasher, tiled floor, radiator, power points, skimmed and coved ceiling with inset spotlights and storage cupboard.

Utility Room

8'1 x 4'8

UPVC obscured double glazed door to the side, base and eye level units with work surface over, space and plumbing for washing machine, wall mounted gas boiler, tiled splashback, tiled floor and skimmed and coved ceiling with inset spotlights.

Lounge

14'6 x 12'0

UPVC double glazed window to the front, gas fireplace, radiator, power points, TV points, skimmed and coved ceiling and real wood flooring.

Study

9'8 x 8'0

UPVC double glazed window to the front, radiator, power points, telephone points, skimmed and coved ceiling with inset spotlights and a loft hatch.

Garden Room

21'4 x 8'0

Triple aspect with UPVC double glazed windows to the front, side and rear, UPVC double French doors onto the rear garden, vaulted ceiling with exposed beams, tiled floor, radiator and power points.

Landing

Two UPVC double glazed windows to the front, landing can be split by putting a false wall up and creating a third bedroom which would measure 13'4 x 6'4, skimmed and coved ceiling, loft hatch, radiator, power points and a walk-in airing cupboard.

Bedroom 1

14'7 x 12'0

UPVC double glazed window to the front, radiator, power points, TV point, skimmed and coved ceiling and two built-in wardrobes.

Bedroom 2

13'2 x 10'0

UPVC double glazed window to the rear, there's built in wardrobes with shelving and hanging space, radiator, power points and skimmed and coved ceiling (measurements not including the built-in wardrobes).

Family Bathroom

UPVC obscured double glazed window to the side, freestanding roll top bath with side mounted mixer taps over and a rain style fixed showerhead, pedestal wash hand basin with taps over, WC, tiled floor and skimmed and coved ceiling with inset spotlights.

Outside

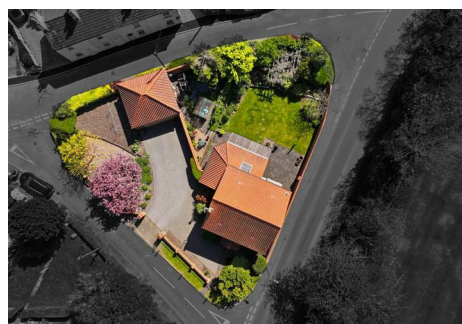
The property has wrap around gardens and is fully enclosed by decorative brick walls, there are lower brick walls to the front with inset iron wrought railings. There are remote controlled electric gates opening up to the vast amount of off-road parking. There's room for caravan or motor home, this leads to the detached double garage. The rest of the front garden has a variety of trees and shrubs, vegetable plots, London style lamp post and brick storm porch. The rear garden is enclosed by a decorative brick wall, it is laid to lawn, has raised flower and shrub beds, sunken water feature and extended patio seating area with a veranda which is covered and is off the extended garden room.

Double Garage

19'2 x 17'1

Remote controlled up and over door, UPVC double glazed window and door to the side leading through to the rear garden, power point and separate fuse box.







Viewings

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

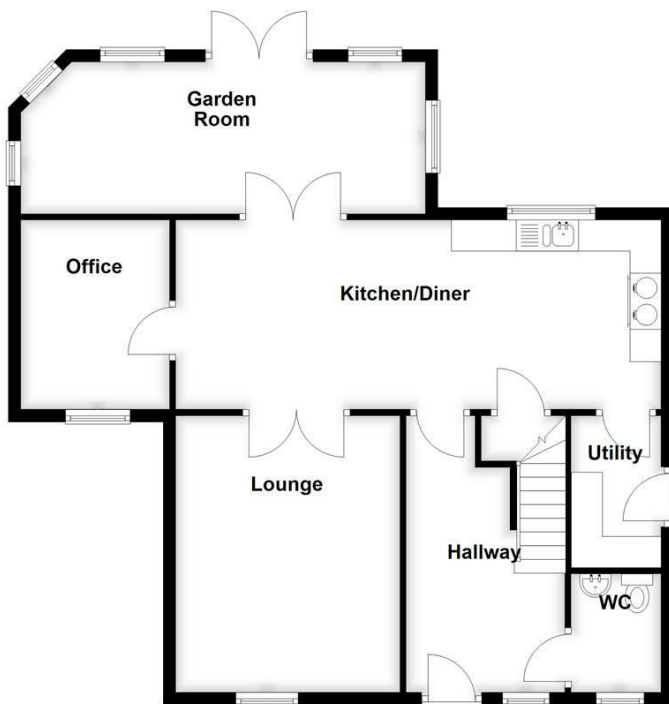
EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	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	

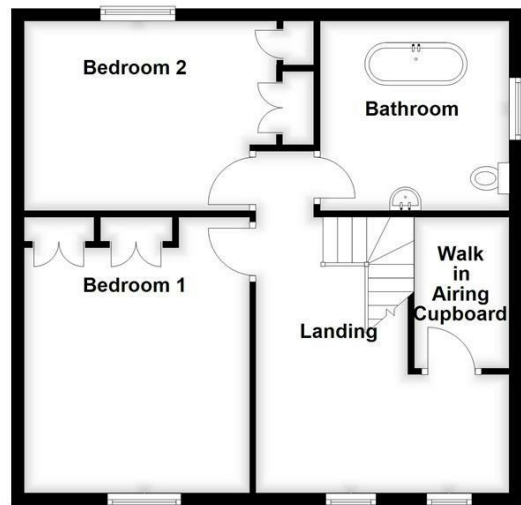
Ground Floor

Approx. 83.0 sq. metres (892.9 sq. feet)



First Floor

Approx. 59.1 sq. metres (636.0 sq. feet)



Total area: approx. 142.0 sq. metres (1528.9 sq. feet)