



BRADLEY JAMES

ESTATE AGENTS



**1 Nicolette Way, Spalding, PE11 1RT**

**Asking price £255,000**

- Three good size bedrooms
- Re-fitted kitchen
- Re-fitted cloakroom
- Off road parking and single garage
- Walking distance to local Co op, fish and chip shop and playing green
- 20 foot conservatory
- Re-fitted bathroom
- Larger than average garden
- Bus stop is on the same road
- Walking distance to local primary schools

# 1 Nicolette Way, Spalding PE11 1RT

Nestled in Nicolette Way, Spalding, this charming detached family home, built in 1995, offers a perfect blend of comfort and convenience. With three generous bedrooms, this property is ideal for families seeking space and modern living. The ground floor boasts a welcoming entrance hall that leads to a bright and airy lounge, complete with patio doors that open into a delightful 20-foot conservatory, perfect for enjoying the garden views throughout the year.

The modern, re-fitted integrated kitchen is both stylish and functional, making it a joy for any home cook. Upstairs, you will find three well-proportioned bedrooms, each offering ample space for relaxation. The modern bathroom suite has also been thoughtfully updated, ensuring a contemporary feel throughout the home.

Outside, the property benefits from excellent off-road parking, accommodating up to three vehicles, and a single garage for additional storage. The side gated access leads to a larger-than-average rear garden, providing a wonderful outdoor space for children to play or for hosting summer gatherings.

Conveniently located, this home is just a short walk from local amenities, including a bus stop on your road a Co-op, a fish and chip shop, and a children's playing green. Families will appreciate the proximity to two primary schools, making the morning school run a breeze. The town centre is merely a five-minute drive away, offering a variety of shops, including Sainsbury's, Lidl, and Aldi, as well as a bus station and train station for easy commuting.

With good road links to the A16, connecting you to Peterborough, Norfolk, and Lincoln, this property is not only a lovely family home but also a gateway to exploring the wider region. This delightful residence is a must-see for anyone looking to settle in a vibrant community.



Council Tax Band: C



### Entrance Hall

UPVC obscured double glazed front door into the entrance hall which has a radiator, fuse box, skinned and coved ceiling and a door to the cloakroom.

### Cloakroom

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, tiled splashback, radiator and skinned and coved ceiling.

### Lounge

18'7 x 11'0

Double aspect with UPVC double glazed window to the front, sliding double glazed patio doors going onto the conservatory, radiator, power points, TV points and fibre optic point.

### Kitchen

11'9 x 7'5

UPVC double glazed window, UPVC obscured double glazed door going onto the conservatory, newly fitted kitchen with base and eye level units with worksurface over, sink and drainer with mixer taps over, integrated full length freezer, integrated full length fridge, integrated Bosch electric oven and grill, induction hob, space and plumbing for dishwasher, integrated bin draw, tiled splashback, power points some with USB charging, wall mounted gas boiler, radiator and skinned and coved ceiling.

### Conservatory

20'6 x 12'7 x 7'8

Of brick and UPVC construction, UPVC double glazed French doors to the rear, UPVC double glazed door to the side, there's a utility area with space and plumbing for washing machine, space and point for tumble dryer, base and eye level units with work surface over, tiled floor, power points, wall lights and ceiling fan with light.

### Landing

Power point, loft hatch, skinned and coved ceiling with inset spotlights and airing cupboard.

### Bedroom 1

11'0 x 9'6

UPVC double glazed window to the front, radiator, power points, TV point and built-in double wardrobes. (Measurements do not include the built-in wardrobes).

### Bedroom 2

12'0 x 8'7

UPVC double glazed window to the front, radiator, power points and TV point.

### Bedroom 3

9'5 x 9'0 max

UPVC obscured double glazed window to the rear, radiator, power points and a built-in single wardrobe. (Measurement doesn't include the built-in single wardrobe).

### Bathroom

UPVC obscured double glazed window to the rear, P shaped panelled bath with side mounted mixer taps, built-in mixer shower over with a fixed showerhead and a separate showerhead on a sliding adjustable rail, WC with push button flush, vanity wash hand basin with mixer taps over and storage cupboards beneath, wall mounted storage unit, extractor fan, wall mounted heated towel rail, fully tiled walls and skinned ceiling with inset spotlights.

### Outside

The property has a front garden with well established palm trees, shrubs and flower borders, this can be extended to create further off-road parking if needed, there is block paved off-road parking which leads to the single garage. There is side gated access which leads to the larger than average garden, enclosed by panel fencing, extended patio seating area, raised flowerbeds with two feature palm trees, the rest is laid to lawn, outside power points and outside light, there is also a shed to the other side of the property.

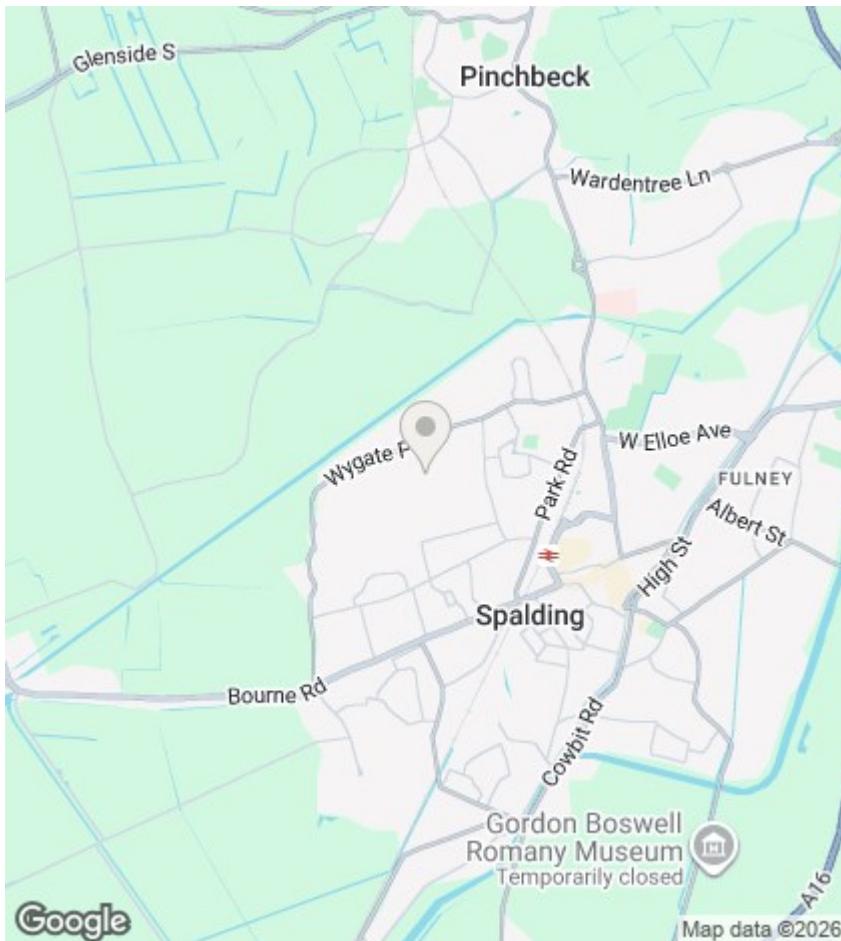
### Garage

16'4 x 8'1

Metal up and over door and power and lighting connected.







## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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		61	78
EU Directive 2002/91/EC			

