



BRADLEY JAMES

ESTATE AGENTS



8 Ballard Close, Spalding, PE11 1ZF

Asking price £195,000

- No chain
- Bedroom one has the wardrobes and bed included in the sale
- Integrated kitchen diner
- Off road parking to the front and rear of the property for three cars
- Utility room and courtyard
- Two bedrooms
- Beautiful interior
- Upgraded bathroom suite
- Oversized single garage that is longer and wider than usual
- Property was built in 2024

8 Ballard Close, Spalding PE11 1ZF

Bradley James welcomes you to Ballard Close, Spalding. This exquisite two-bedroom end terrace townhouse is a true gem that boasts a show home interior. As you approach the property, you will be pleasantly surprised by the ample off-road parking, featuring three dedicated spaces alongside an oversized single garage, providing both convenience and practicality.

Upon entering, you are welcomed by a spacious entrance hall that leads to a delightful courtyard, perfect for summer barbecues and outdoor relaxation. The utility room, which includes a washing machine as part of the sale, offers additional functionality and ease. The oversized garage, longer and wider than standard, presents an excellent storage solution or workshop space.

The first floor is designed for modern living, featuring an integrated kitchen diner and a comfortable lounge, both adorned with stylish panelled walls that add character and charm. A cloakroom completes this level, ensuring that every aspect of daily life is catered for.

Ascending to the top floor, you will find two generously sized double bedrooms. The master bedroom comes complete with a bed and wardrobes included in the fixtures and fittings, making it a truly turnkey property. The vendor has thoughtfully upgraded the four-piece bathroom suite, creating a serene space for relaxation and unwinding after a long day.

This property is not just a house; it is a home that reflects careful design and attention to detail. With some furniture included in the sale, this residence is ready for you to move in and make it your own.

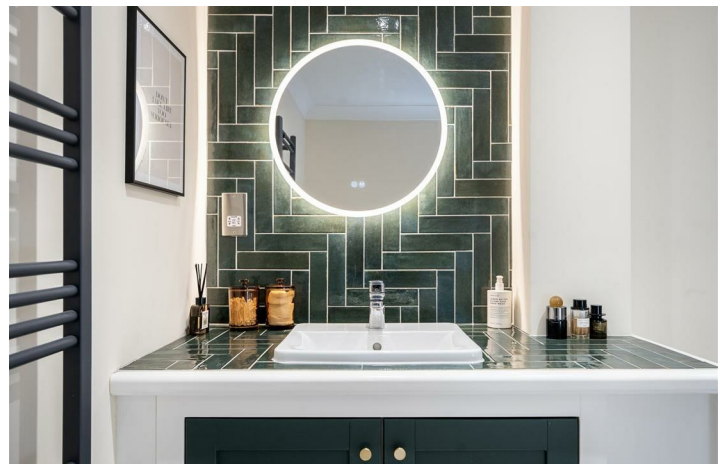
A viewing is essential to fully appreciate the effort and style that has gone into creating this remarkable home. Don't miss the opportunity to experience the charm and comfort of this delightful property.

The property is a mere 5 minute drive to the town centre where you can find shops, restaurants, schools and a train station.

Estate charge tbc per year



Council Tax Band: A



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, telephone point, fuse box, skimmed and coved ceiling, composite obscured double glazed side door leading into the courtyard garden from the entrance hall.

Lounge

13'0 x 9'4

Two UPVC double glazed windows to the front, featured panelled walls, radiator, power points, media plates with TV points, telephone points, satellite point and skimmed and coved ceiling.

Kitchen Diner

14'0 x 12'9

UPVC double glazed window to the rear, feature panelled wall, larder pull out upgraded kitchen cupboard, base and eye level units with work surface over, sink with mixer taps over, integrated electric oven and grill with a four burner gas hob and extractor over, integrated fridge, integrated freezer, integrated dishwasher, radiator, power points, TV points, skimmed and coved ceiling with inset spotlights.

Utility Room

9'3 x 5'5

UPVC double glazed window to the front looking into the courtyard, base units with work surface over, sink and drainer with mixer taps over, freestanding washing machine included in the sale, radiator, power points, skimmed and coved ceiling and a door to the over sized garage.

First Floor Landing

Stairs leading off to the top floor, radiator, power points, skimmed and coved ceiling and a door to the cloakroom.

Cloakroom

WC with push button flush, wash hand basin with tiled splashback, radiator and skimmed and coved ceiling.

Bedroom 1

14'0 x 12'9

UPVC double glazed window to the rear, radiator, power points, wall lights, skimmed and coved ceiling and fitted wardrobes included in the sale.

Family Bathroom

Upgraded four-piece bathroom suite including panel bath with mixer taps over, tiled splashback, pod shower with built-in mixer shower, fixed rain shower head, handheld shower head, and inset shelving, wall-mounted heated towel rail, vanity wash hand basin with mixer taps and storage cupboards beneath, tiled worktop, tiled splashback, wall-mounted LED backlit mirror with anti-demist function, double shaver point, extractor fan, WC with push button flush and skimmed and coved ceiling with inset spotlights.

Bedroom 2

12'9 x 8'9

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

Single Garage

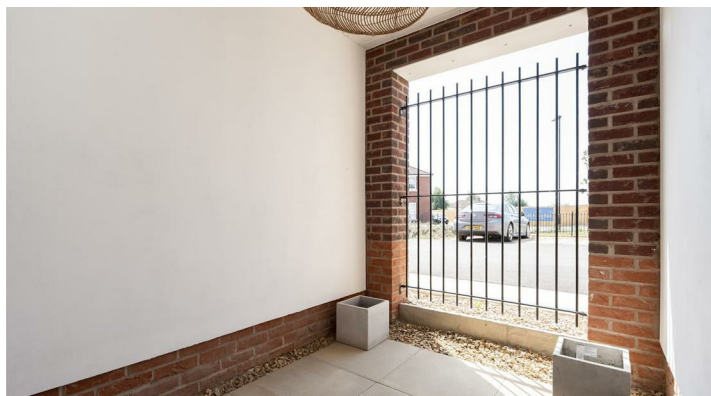
18'5 x 13'0

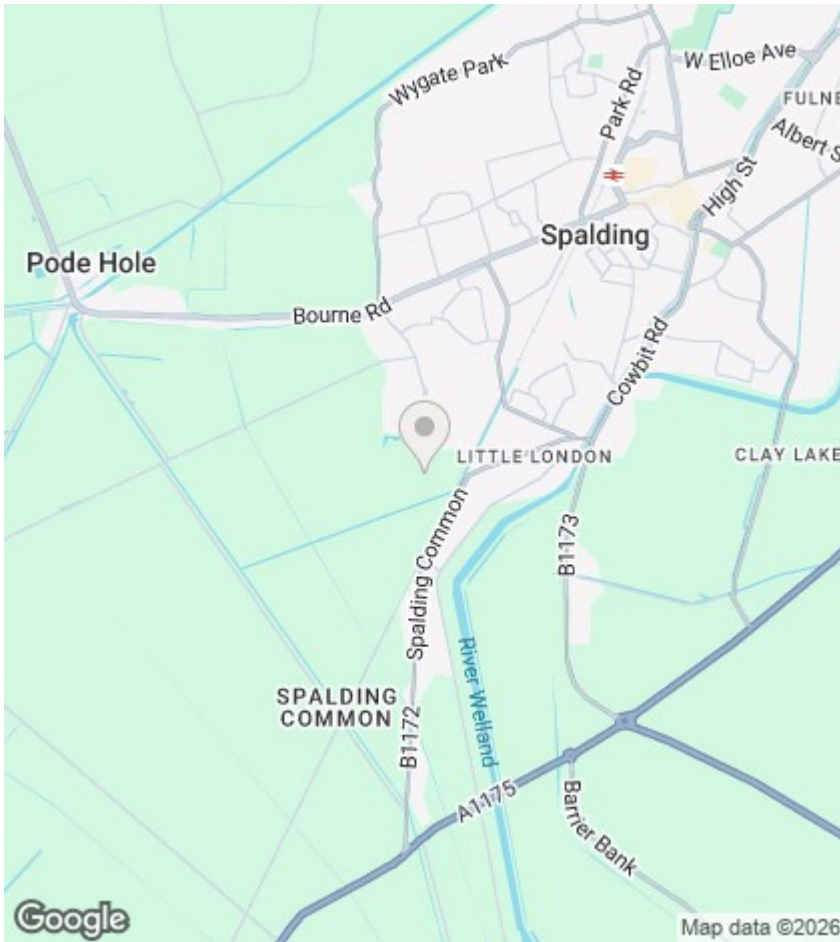
Up and over door to the rear, combi boiler, power points and a door leading through to the utility room.

Courtyard

Enclosed, patio seating area and power points.







Viewings

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

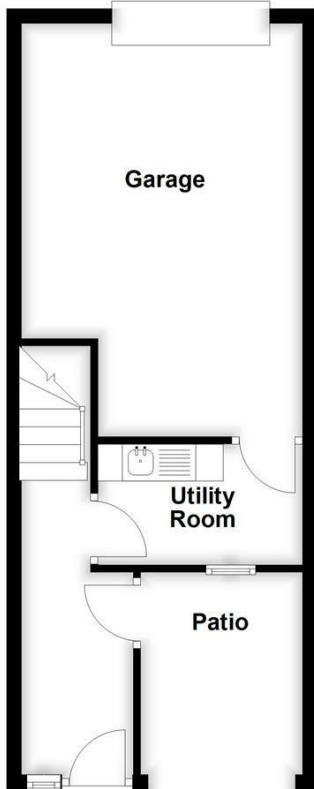
EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	85
(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	

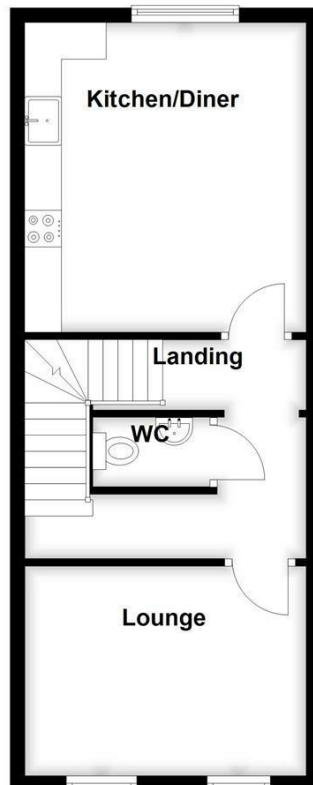
Ground Floor

Approx. 39.2 sq. metres (422.3 sq. feet)



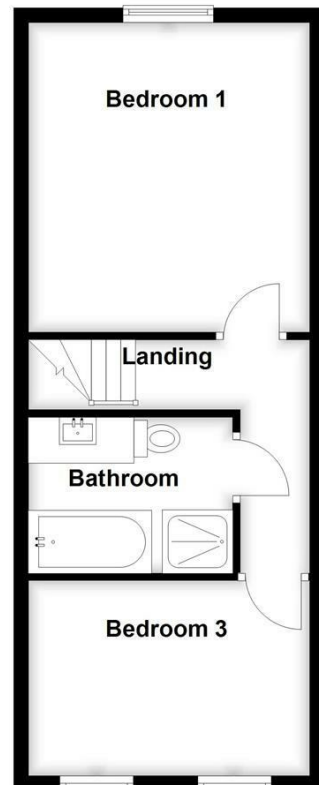
First Floor

Approx. 39.3 sq. metres (423.4 sq. feet)



Second Floor

Approx. 39.3 sq. metres (423.4 sq. feet)



Total area: approx. 117.9 sq. metres (1269.1 sq. feet)