



BRADLEY JAMES

ESTATE AGENTS



1 Albion Wharf, Spalding, Lincolnshire, PE11 2BF

Asking price £210,000

- One-of-a-kind property overlooking the river
- Hi-spec interior
- Open plan lounge diner with your own balcony
- Hotel style shower room, with hi-spec appliances and under floor heating
- Private enclosed rear garden
- No chain
- Stunning open plan kitchen diner overlooking the river with your own terrace
- Bougie cloakroom
- Utility room with walk-in pantry
- Two allocated parking spaces

Here is your chance to purchase a riverfront hi-spec town house. This one-of-a-kind property overlooking the river is located on Albion Wharf, Spalding. This stunning townhouse is a true treasure, offering a unique blend of modern luxury and serene riverside living. Spanning three storeys, this property boasts three spacious double bedrooms elegantly designed bathrooms, making it an ideal family home.

Upon entering, you are greeted by a beautifully renovated interior that showcases a high-spec kitchen diner, perfect for culinary enthusiasts and entertaining guests. The kitchen is complemented by a stylish utility room featuring a walk-in pantry, ensuring ample storage space. The cloakroom and shower room are particularly noteworthy, equipped with a demist mirror and Bluetooth functionality, reminiscent of a high-end hotel experience.

The lounge diner, kitchen diner and the master bedroom both offer breath-taking views of the river, enhancing the tranquil atmosphere of the home. The master suite is a sanctuary in itself, featuring a freestanding circular bath positioned to allow you to gaze at the stars while you unwind.

This property also boasts a private terrace off the kitchen diner, ideal for al fresco dining, and a balcony off the lounge, perfect for enjoying the scenic surroundings. The enclosed rear garden provides a safe space for children to play or adults to host a BBQ.

With two dedicated parking spaces and being within walking distance to the town centre, you will find shops, supermarkets, restaurants, cafes, and a train station all conveniently close by. The property also benefits from excellent road links to the A16, connecting you to Stamford, Peterborough, Norfolk, and Lincoln.

This remarkable home is offered with no chain, making it an exceptional opportunity for those seeking a blend of comfort, style, and convenience in a river fronted location.

Don't miss your chance to own this one-of-a-kind property overlooking the river.



Council Tax Band: C



Entrance Hall

Front door into the entrance hall which has stairs leading off to the first floor accommodation, stairs to the ground floor accommodation and fuse box.

Hallway

Radiator, power points, under stairs storage cupboard, doors to the cloakroom, kitchen diner and utility room.

Cloakroom

WC with push button flush, wash hand basin with a mixer tap over, fully tiled walls and wall mounted gas boiler housed in a storage cupboard with shelving beneath.

Utility Room

10'0 x 6'5

UPVC double glazed French doors out onto the private rear garden which is rare on this development, base and eye level units with work surface over, space and point for American fridge freezer, space and plumbing for washing machine, space and point for tumble dryer, data Wi-Fi point, walk-in larder pantry cupboard with power points and shelving.

Kitchen Diner

16'5 x 12'5

Curved double glazed window to the rear overlooking the river, UPVC double glazed French doors onto the private terrace overlooking the river, base and eye level units with work surface over, sink with mixer taps over, instant hot water tap, integrated induction hob with central extractor fan sunken in the hob, electric oven and grill with an integrated microwave, integrated wine cooler, extended breakfast bar with overhang both sides and storage cupboards beneath, tiled work surface, power points and radiator.

First Floor Landing

Stairs leading to the top floor accommodation, radiator and doors off to bedroom two and the lounge diner.

Lounge Diner

17'4 x 16'6 max

Curved double glazed window to the rear overlooking the river, double glazed French doors onto the private balcony, a port hole double glazed window to the side, radiator, power points and TV point.

Bedroom 2

10'0 x 7'7

Double glazed window to the rear, radiator and power points.

Top Floor Landing

Port hole double glazed window to the front, radiator and power points.

Family Bathroom

Obscured double glazed port hole window to the rear, underfloor heating, walk-in double shower with fixed rain style showerhead and a handheld showerhead with inset shelving, wall mounted heated towel rail, floating WC with dual button flush, floating vanity unit with mixer taps over and storage drawer beneath, fully tiled walls, wall mounted mirror with anti-mist and Bluetooth feature with LED surround light, Art Deco wall lights, extractor fan and skimmed ceiling with inset spotlights.

Bedroom 1

16'1 x 10'0 max

Curved double glazed window to the rear overlooking the river, a port hole double glazed window to the side, circular bath with built-in mixer tap and handheld showerhead set in the curved window, radiator and power points.

Bedroom 3

10'0 x 8'3

Double glazed window to the rear, radiator and power points.

Outside

The property comes with two allocated off-road parking spaces and there is side gated access to the rear garden which is enclosed by a brick wall and is all low maintenance.







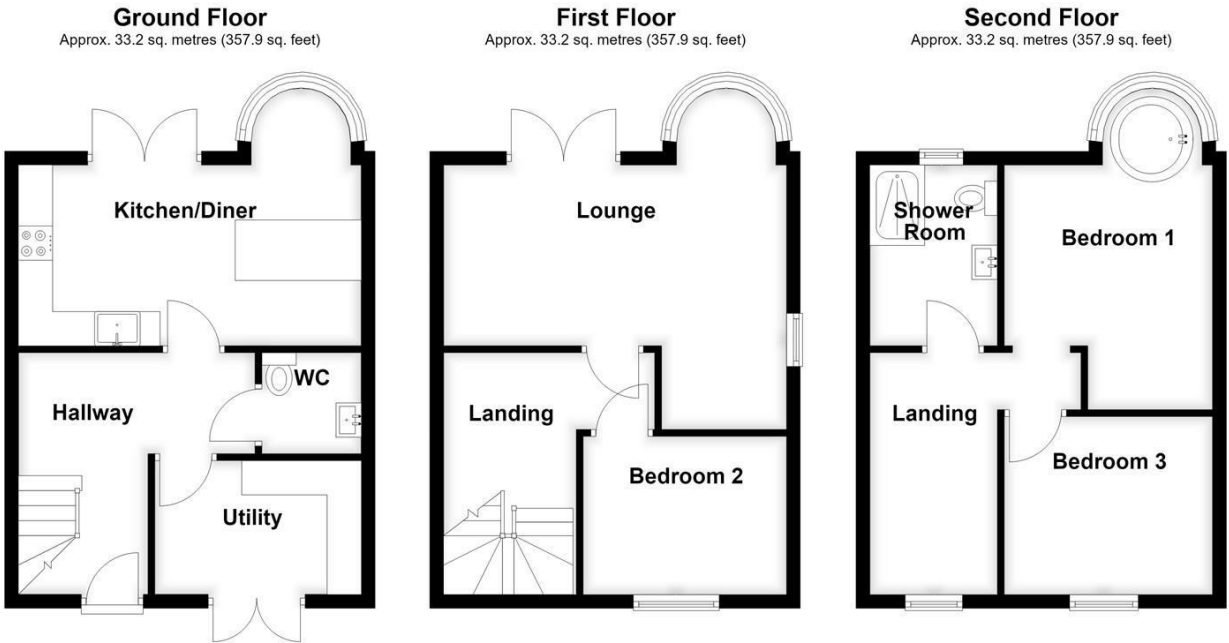
Viewings

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	76	80
(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. 99.7 sq. metres (1073.6 sq. feet)