



BRADLEY JAMES

ESTATE AGENTS



8 Melville Way, Spalding, Lincolnshire, PE11 1YH

Asking price £177,950

- No chain
- Lounge with French doors onto your rear garden
- Four piece bathroom suite
- Solar panels
- Extra parking for guests throughout the estate
- Open plan kitchen diner with some integrated appliances
- Two double bedrooms
- Cloakroom
- Allocated parking space
- Built in 2023

Bradley James welcomes you to Melville Way, Spalding. This nearly new NO CHAIN end terrace house, built in 2023, presents an excellent opportunity for those seeking a modern and comfortable home. With two spacious double bedrooms and a well-appointed four-piece bathroom suite, this property is perfect for small families or professionals alike.

Upon entering, you are greeted by a bright and airy open-plan kitchen diner, complete with integrated fridge and freezer, making it an ideal space for entertaining or enjoying family meals. A convenient cloakroom is also located on the ground floor, adding to the practicality of the layout. The lounge, situated at the rear of the property, features elegant French doors that open onto a rear garden, seamlessly blending indoor and outdoor living. The garden boasts an extended patio seating area, perfect for alfresco dining or simply relaxing in the sun.

The first floor houses the two generously sized double bedrooms, providing ample space for rest and relaxation. The property benefits from allocated parking for one vehicle, with additional parking spaces available throughout the estate, ensuring that guests can visit without hassle.

Located just a short drive from Spalding's town centre, residents will enjoy easy access to a variety of restaurants, supermarkets, and a train station, making commuting and leisure activities convenient. The property also benefits from good road links to the A16, connecting you to Peterborough, Norfolk, and Lincoln.

With no chain involved, this modern home is ready for you to move in and make it your own. Don't miss the chance to view this delightful property that combines contemporary living with a prime location.

We have been informed that there is a management charge for the estate, please consult with your solicitor on the amount before purchasing this property.



Council Tax Band: A



Kitchen Diner

15'8 x 11'0

UPVC double glazed window to the front, base and eye level units with work surface over, sink and drainer with mixer taps over, integrated fridge, integrated freezer, integrated electric oven grill with a four burner gas hob and extractor over, power points, radiator, data point, fuse box and skimmed and coved ceiling with spotlights above the kitchen units.

Cloakroom

WC with push button flush, wash hand basin with mixer taps over, tiled splashback, radiator, skimmed and coved ceiling and extractor fan.

Lounge

12'7 x 12'2

UPVC double glazed window, French doors onto the rear garden, radiator, power points, media plate with data point and TV point, skimmed and coved ceiling, under stairs storage cupboard and stairs leading to the first floor accommodation.

Landing

Power points, skimming and coved ceiling and loft hatch.

Bathroom

Four piece bathroom suite, UPVC obscured double glazed window to the front, panel bath with mixer taps over, separate pod shower cubicle with fixed rain style showerhead and a handheld showerhead and inset shelving, pedestal wash hand basin with mixer taps over, tiled splashback, WC with push button flush, wall mounted heated towel rail, skimmed and coved ceiling with inset spotlights and extractor fan.

Bedroom 1

12'7 x 12'2

UPVC double glazed window to the rear, radiator, power points, telephone points, TV points, built in wardrobes and skimmed and coved ceiling.

(Measurements do not include into the built in wardrobes).

Bedroom 2

11'2 x 8'4

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

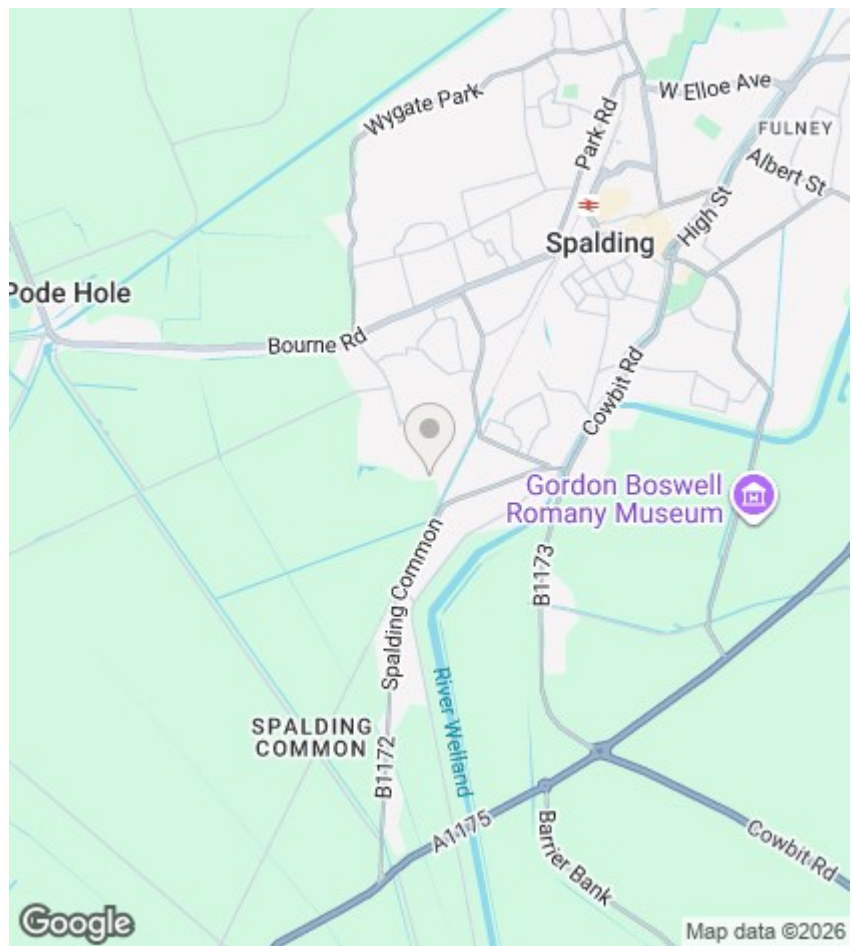
Outside

There's a low maintenance front garden and side gated access to the rear garden which is enclosed by a panel

fencing. It is predominantly laid to lawn, has an extended patio seating area, outside light, outside tap, the off-road parking space is to the rear and the property has solar panels on the roof.







Viewings

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

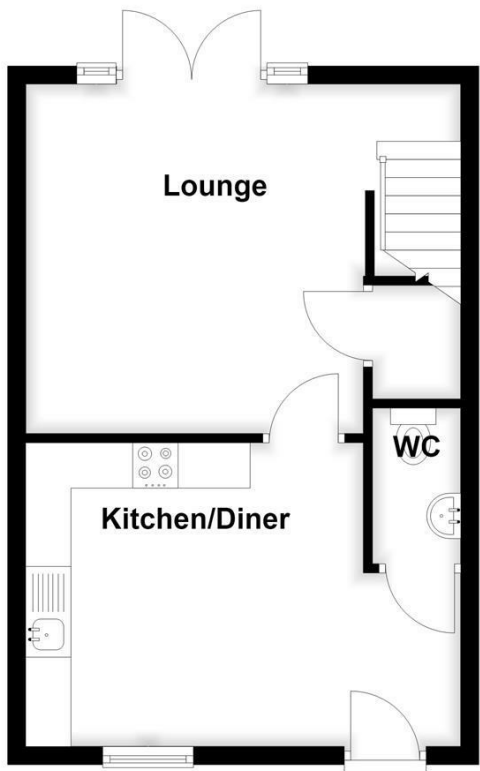
EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	86
(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	

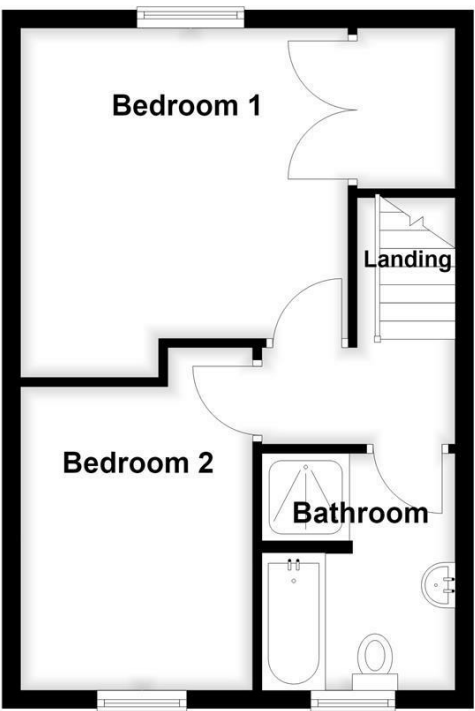
Ground Floor

Approx. 38.5 sq. metres (414.9 sq. feet)



First Floor

Approx. 35.4 sq. metres (381.1 sq. feet)



Total area: approx. 73.9 sq. metres (795.9 sq. feet)