BRADLEY JAMES

ESTATE AGENTS









15 Laxton Gardens, Pinchbeck, Spalding, Lincolnshire, PE11 3PR

Asking price £235,000

- Renovated in the past year
- Newly fitted hi spec downstairs bathroom suite
- Two double bedrooms upstairs
- Fully rewired and new central heating system
- Landscaped front and rear gardens
- Open plan kitchen diner family room, with integrated appliances and a pantry
- Versatile downstairs room which can be a lounge or bedroom three
- Newly built en-suite shower room off bedroom one
- Off road parking has been extended by the current vendors creating three parking spaces
- Attention to detail is in abundance throughout this beautiful home

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Bradley James welcomes you to the charming area of Laxton Gardens, Pinchbeck. This recently renovated detached property boasts a beautiful interior and exterior. Built in 1970, the property has been meticulously updated to a high standard, showcasing impressive attention to detail throughout.

As you enter the home, the welcoming entrance hall sets a warm tone, leading to a convenient utility cupboard. The heart of the home is undoubtedly the open-plan kitchen diner and family room, which boasts a triple aspect design, flooding the space with natural light. This impressive area is ideal for entertaining, featuring integrated appliances that provide a seamless finish, along with a spacious dining and lounge area. A handy pantry adds to the practicality of this delightful space.

The second reception room offers versatility with a room that can serve as either a cosy lounge or a third bedroom, complemented by a newly fitted high-spec bathroom suite.

Ascending to the first floor, you will find two generously sized double bedrooms. The current owners have thoughtfully added a brand-new en-suite to the master bedroom, enhancing the comfort and convenience of this lovely home.

Outside, the property features an extended driveway with parking for three vehicles, along with newly installed outdoor lighting. A side gate provides access to the private rear garden, which has been beautifully landscaped with a newly laid lawn, a patio seating area, a shed, and a summer house, complete with outdoor power points and tap for added convenience.

Situated within walking distance to local amenities, including a Spar shop, butcher, hairdresser, public house, primary school, and a fish and chip shop, this property is perfectly positioned for everyday living. Additionally, the excellent road links to the A16 make it easy to connect to Peterborough, Stamford, Norfolk, and Lincoln.

Spalding train station is a 10 minute drive away.

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Council Tax Band: B







Entrance Hall
Composite obscured double glazed side door into the entrance hall which has stairs leading off to the first floor accommodation, radiator, power points and skimmed ceiling with inset spotlights.

Utility Cupboard
Space and plumbing for washing machine, space and points for tumble dryer and an extractor fan.

Open Plan Kitchen Diner Family Room
24'0" x 12'7" x 10'11"
Triple aspect with a UPVC double glazed window to the front, side and rear, UPVC obscured double glazed door to the rear going onto the rear porch, base and eye level units with worksurface over, integrated electric oven and grill with an induction hob and extractor over, sink and drainer with mixer taps over, integrated dishwasher, integrated fridge, integrated freezer, tiled splashback, power points, radiator, fuse box, TV point and skimmed ceiling with inset spotlights and a pantry.

Lounge/Bedroom 3
12'4" x 11'8"
UPVC double glazed window to the front, radiator, power points and skimmed ceiling.

Downstairs Bathroom
Two UPVC obscured double glazed windows to the rear, panel bath with side mounted mixer taps, built-in mixer shower with the showerhead on a sliding adjustable rail, wall mounted heated towel rail, WC with duel button flush, tiled splashbacks, double shaver point and skimmed ceiling with inset spotlights and extractor fan.

Landing
Skimmed ceiling, loft hatch and storage in the eaves.

Bedroom 1
12'0" x 12'0" x 8'5" max
UPVC double glazed window to the front, radiator, power points, skimmed ceiling and a sliding door to the newly added en-suite.

Bedroom 1 En-suite
Ensuite shower room, separate shower cubicle with a built-in mixer shower, the showerhead is on a sliding adjustable rail and has an extractor fan above the shower, wall mounted heated towel rail, WC with push button flush, vanity wash hand basin with mixer taps over and storage cupboard beneath and skimmed ceiling with inset spotlights.

Bedroom 2
12'0" x 8'0"
UPVC double glazed window to the rear, radiator, power points, skimmed ceiling and storage into the eves.

Outside
The property has been fully landscaped by the current vendors, they have widened the driveway having a concrete driveway and decorative chipping driveway for another two cars, outside up-and-down lights, side gated access to the rear garden which is enclosed by panel fencing, it is predominantly laid to lawn, has a summer house and a shed, outside power points, outside tap and a patio seating area.































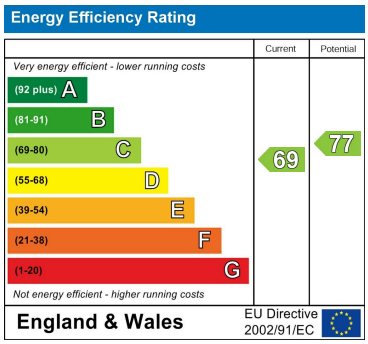


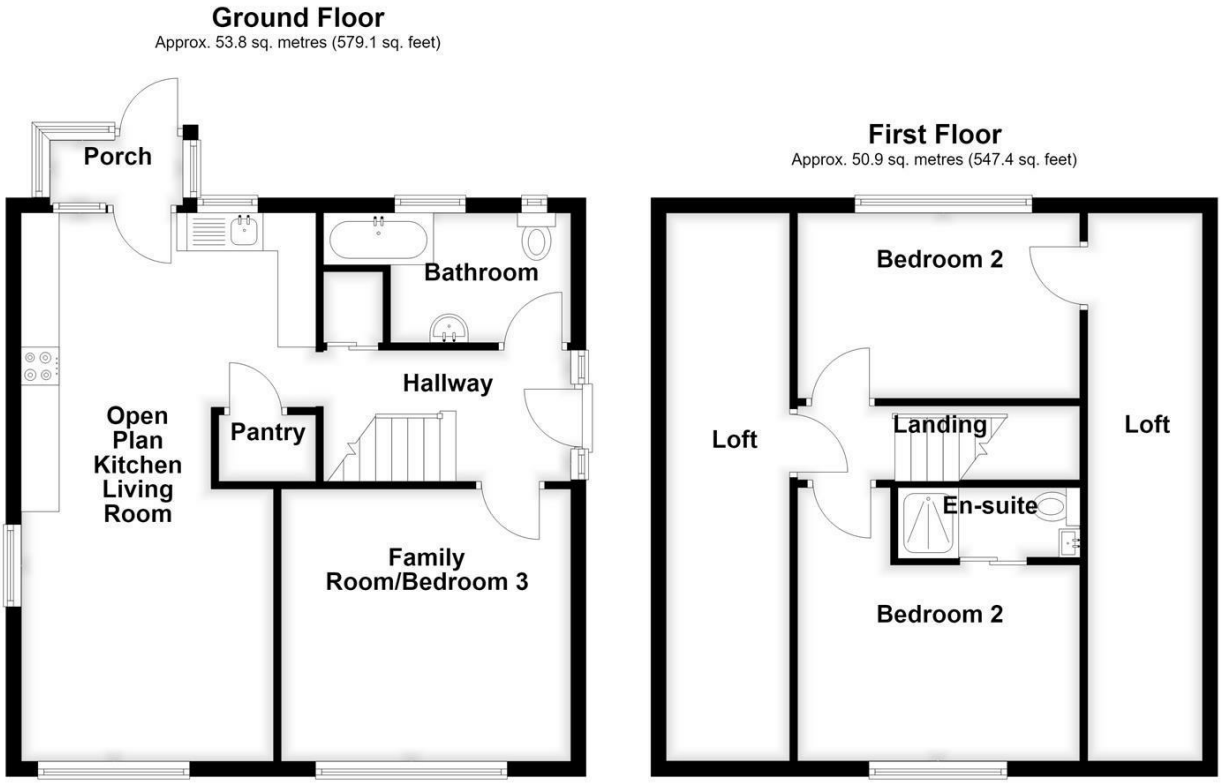
Viewings

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

EPC Rating:

C





Total area: approx. 104.7 sq. metres (1126.4 sq. feet)