



BRADLEY JAMES

ESTATE AGENTS



1 Bentley Court, Spalding, Lincolnshire, PE11 2BX

Asking price £345,000

- Built in 2019
- Backs onto woodland
- Cosy lounge
- Off road parking for two cars that leads to a single garage
- 5 minute drive to Spalding train station
- Private cul-de-sac estate
- Beautiful kitchen with integrated appliances and quartz worktops
- Four bedrooms with en-suite to bedroom one
- Private and enclosed rear garden with views over woodland
- Walking distance to local doctors, shop with post office, pub and Lidl

Nestled in the tranquil Bentley Court, Spalding, this modern detached house, built in 2019, backs onto woodland. With four spacious bedrooms and two well-appointed bathrooms, this stunning home is ideal for families seeking both space and privacy.

As you enter, you are greeted by a generous entrance hall that leads to a cosy lounge, perfect for relaxation. The showhome-quality open plan kitchen diner is a true highlight, featuring elegant quartz worktops and integrated appliances, all while providing delightful views of the surrounding woodland. A convenient utility room completes the ground floor, ensuring practicality for everyday living.

The first floor boasts four well-sized bedrooms, including bedroom one with an en-suite shower room, alongside a modern family bathroom. This thoughtful layout ensures ample space for everyone in the household.

Outside, the property offers parking for two vehicles, including a single garage, and side gated access to a private and enclosed rear garden. The garden, bordered by a post and rail fence to the rear, provides a serene backdrop to enjoy the natural beauty of the woodland.

Residents pay a management charge of £662.08 per year, which covers the maintenance of the estate, ensuring a well-kept environment.

The location is highly convenient, with a doctor's surgery, a shop with a post office, and picturesque riverbank walks all within walking distance. The Moorings pub and Lidl, along with additional shops and post offices, are just a short 10-15 minute walk or a quick two-minute drive away.

Excellent road links to the A16 connect you to Peterborough, Stamford, Norfolk, and Lincoln, making this property not only a beautiful home but also a practical choice for modern living.

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Council Tax Band: D



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 and under stairs storage cupboard.

Cloakroom

UPVC obscured double glazed window to the front, WC with push button flush, pedestal wash hand basin with mixer taps over, tiled splashback, wall mounted heated towel rail and tiled floor.

Lounge

17'3 x 10'8

Double aspect with a UPVC double glazed window to the front and side, radiator, power points and TV points.

Kitchen

19'2 x 16'8 max

UPVC double glazed window to the rear, UPVC double glazed French doors to the rear garden overlooking woodland, base and eye level units with quartz work surface over, sink and drainer with mixer tap over, integrated dishwasher, integrated wine cooler, integrated fridge freezer, integrated electric oven and grill, five burner gas hob, extractor over, radiator, power points and tiled floor.

Utility Room

10'3 x 6'6

UPVC double glazed window and door to the rear, base and eye level units with work surface over, sink and drainer with mixer taps over, space and plumbing for washing machine, space and point tumble dryer, radiator, power points and tiled floor.

Landing

UPVC double glazed window to the front, radiator, power points and loft hatch.

Bedroom 1

12'4 x 10'7

UPVC double glazed window to the front, built-in wardrobes, radiator, power points and a door to the ensuite.

Bedroom 1 Ensuite

UPVC obscured double glazed window to the side, WC with push button flush, pedestal wash hand basin with mixer tap over, double shower cubicle which is fully tiled with a built-in mixer shower, double shaver point, tiled floor, tiled walls and extractor fan.

Bedroom 2

12'6 x 11'0

UPVC double glazed window to the rear overlooking woodland, radiator and power points.

Family Bathroom

UPVC obscured double glazed window to the rear, panel bath with mixer taps over and a mixer tap shower over with shower screen, pedestal wash hand basin with mixer taps over, WC with push button flush, wall mounted heated towel rail, double shaver points and fully tiled walls and floor.

Bedroom 3

13'1 x 9'1

UPVC double glazed window to the front, radiator, power point, loft hatch and built-in wardrobes. (The measurement isn't into the built-in wardrobes).

Bedroom 4

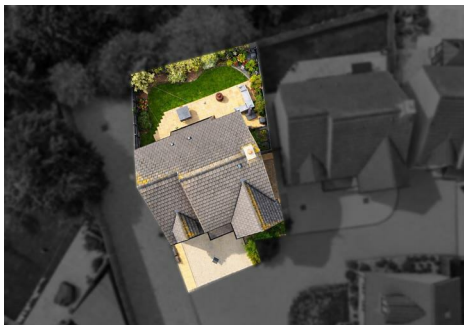
10'0 x 9'1

Double glazed window to the rear overlooking the woodland, radiator, power points, TV points and built-in wardrobes. (Measurements are not into the built-in wardrobes).

Outside

There is block paved off road parking which leads to a single garage with metal up and over door. There is a storm porch with courtesy light and side gated access leading to the rear garden which backs onto Woodland. The rear garden is enclosed by panel fencing and post and rail fencing, it is predominantly laid to lawn and has an extended patio seating area with outside lights, a vegetable plot to the side and an outside power point.







Viewings

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

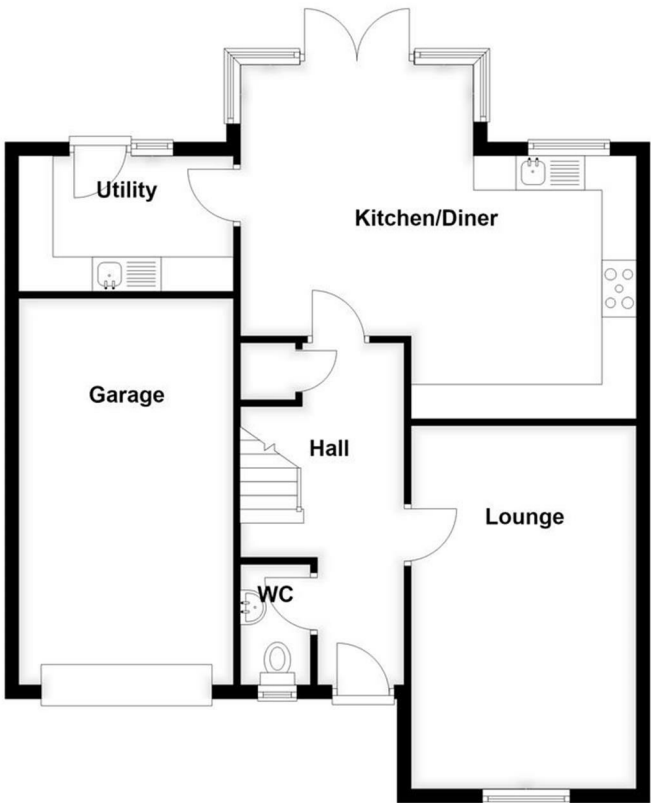
EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	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. 78.6 sq. metres (846.4 sq. feet)



First Floor

Approx. 74.1 sq. metres (798.0 sq. feet)

