



BRADLEY JAMES

ESTATE AGENTS



34 Derwent Way, Spalding, Lincolnshire, PE11 3WX

Asking price £180,000

- Ex-show home
- Further off road parking
- Lounge diner with bespoke dining table and seats
- Bedroom one with fitted wardrobes and an en-suite
- Landscaped front, side and rear gardens
- Garage with power
- Integrated kitchen
- Bougie cloakroom
- Modern main bathroom suite
- Walking distance to local primary school

Bradley James estate agents welcomes you to Derwent Way in the charming town of Spalding. This exquisite semi-detached house offers a perfect blend of modern living and delightful outdoor space. As an EX-SHOW HOME, the property boasts a well-thought-out layout and is set on a generous plot, complete with a GARAGE and ample parking for both residents and visitors.

Upon entering, you are greeted by a welcoming entrance hall that leads to a stylish cloakroom. There is a contemporary kitchen, equipped with integrated appliances, making it a joy for any home cook. The hub of the home is the lounge diner which is particularly impressive, featuring a bespoke dining table and seats with storage underneath, and French doors that open onto the beautifully landscaped side and rear gardens, creating a seamless connection between indoor and outdoor living.

On the top floor, you will find two spacious double bedrooms. The master bedroom benefits from an en-suite shower room and fitted wardrobes, while the second bedroom is served by a modern family bathroom, ensuring comfort and privacy for all.

Outside, the property continues to impress with off-road parking and a single garage that includes power. The side gated access leads to a tranquil garden area, complete with a patio seating space, a raised decking area perfect for entertaining, and raised flower beds bordered by railway sleepers, adding a touch of charm.

Conveniently located within walking distance to a local primary school, and just a three-minute drive to a Co-op and a delightful fish and chip shop, this home is ideally situated. The town centre, with its array of shops, supermarkets, restaurants, and a train station, is only a five-minute drive away.

This stunning ex-show home is a rare find and is sure to attract considerable interest. Don't miss the opportunity to make it yours before it's gone!

Management charge is to RMG Management and cost £18 per month

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Council Tax Band: B



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 and skimmed ceiling.

Cloakroom

UPVC obscured double glazed window to the front, WC with push button flush, pedestal wash hand basin with mixer taps over, tiled splashback, radiator, skimmed ceiling and fuse box.

Kitchen

9'4 x 7'6

UPVC double glazed window to the front, base and eyelevel units with worksurface over, sink and drainer with mixer taps over, integrated electric oven and grill with a four burner gas hob and extractor over, integrated fridge, integrated freezer, space for washing machine, boiler, power points x6 and inset spotlights.

Lounge Diner

15'0 x 12'8 max

UPVC double glazed windows and French doors to the rear garden, radiator, power points, media plate with TV satellite and telephone points, storage cupboard, skimmed ceiling and fixed dining room bench with storage under the seats.

Landing

UPVC double glazed window to the side, loft hatch with loft ladder and boarded, storage cupboard and skimmed ceiling.

Bedroom 1

11'0 x 9'6

UPVC double glazed window to the front, radiator, power point, telephone points, data points, TV points, skimmed ceiling and built-in wardrobes.
(Measurements do not include into the built-in wardrobes).

Bedroom 1 En-suite

UPVC obscured double glazed window to the front, double shower cubicle with electric shower, wall mounted heated towel rail, WC with push button flush, pedestal wash hand basin with mixer taps over, double shaver point, skimmed ceiling with inset spotlights and extractor fan.

Bedroom 2

10'1 x 8'0

UPVC double glazed window to the rear, radiator, power points, data points and skimmed ceiling.

Bathroom

UPVC obscured double glazed window to the rear, panel bath with mixer taps over and a mixer handheld shower head over, WC with push button flush, pedestal wash hand basin with mixer tap over, tiled splashback, wall mounted heated towel rail, skimmed ceiling with inset spotlights and extractor fan.

Outside

The property has block paved off road parking which leads to the single garage. This is the old show home so it has been landscaped to front and rear garden with decorative shrubs, a storm porch and courtesy light. There is side gated access leading to the side and rear garden which is enclosed by panel fencing, it is laid to lawn, has a raised decking seating area, raised flower bed and outside power points.

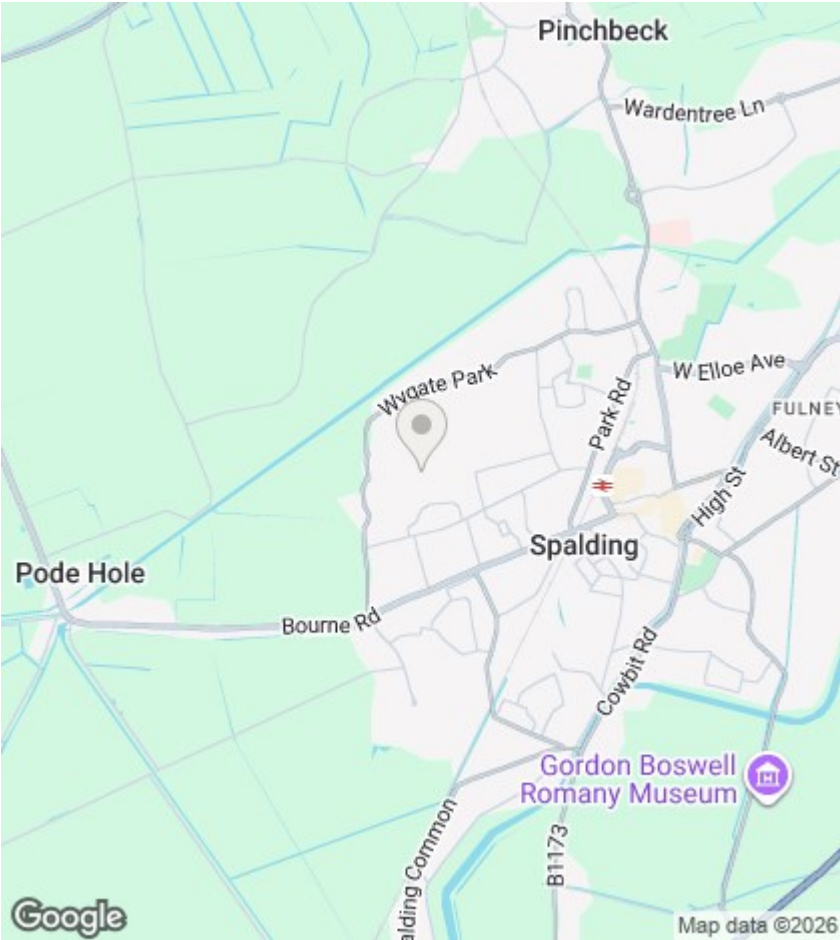
Garage

17'1 x 8'6

Metal up and over door, power and lighting connected and separate fuse box.







Viewings

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

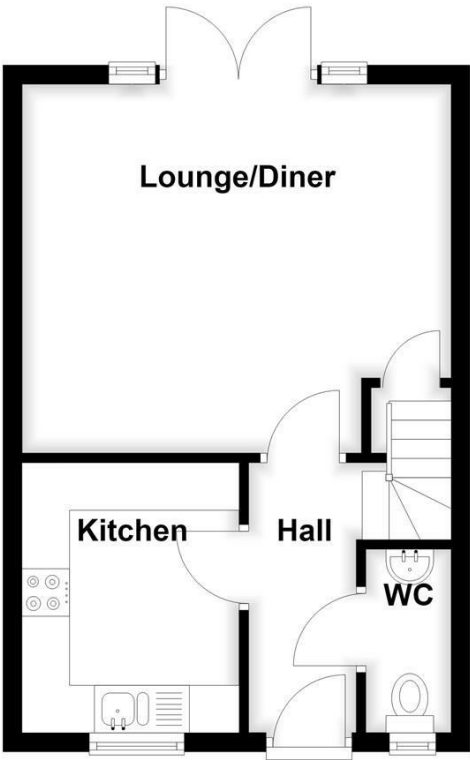
EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	76	
(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

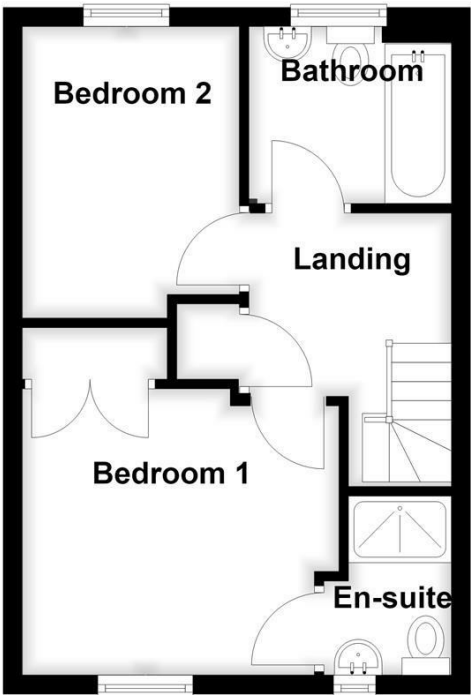
Ground Floor

Approx. 30.9 sq. metres (332.1 sq. feet)



First Floor

Approx. 30.8 sq. metres (332.0 sq. feet)



Total area: approx. 61.7 sq. metres (664.1 sq. feet)