



BRADLEY JAMES

ESTATE AGENTS



8 Kelly Close, Pinchbeck, Spalding, Lincolnshire, PE11 3TX

Asking price £305,000

- Extended to the rear
- Open plan, dining room, family room and kitchen
- Utility room and cloakroom
- En-suite to bedroom one
- Bespoke cottage style porch
- Larger than average
- Lounge with remote controlled modern gas fire place
- Three bedrooms
- Modern bathroom
- Walking distance to local primary school

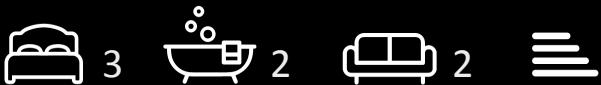
8 Kelly Close, Spalding PE11 3TX

Nestled in the charming village of Pinchbeck, Kelly Close presents an elegant extended detached family home, perfectly situated in a desirable cul-de-sac. This delightful property features two inviting reception rooms, providing ample space for relaxation and entertainment. The heart of the home is undoubtedly the impressive open-plan kitchen, dining room, and family room, enhanced by Velux windows that flood the area with natural light. A modern gas fireplace, which is remote-controlled, serves as a striking focal point, creating a warm and welcoming atmosphere.

The ground floor also includes a lounge to the front a utility room, a cloakroom, and a third bedroom with fitted wardrobes, offering flexibility for family living. Ascending to the first floor, you will find two spacious double bedrooms, with the master bedroom benefiting from an en-suite shower room. A contemporary bathroom suite serves the remaining bedrooms, ensuring comfort and convenience for all.

Externally, the property boasts a bespoke cottage porch and off-road parking for up to four vehicles, along with side gated access to the beautifully landscaped rear garden. This outdoor space features a gazebo equipped with power, perfect for a hot tub, and additional seating areas for outdoor enjoyment.

The location is ideal, with local amenities such as a fish and chip shop, a Spar shop, and Hargraves butchers within walking distance. A primary school is also nearby, while Morrison's supermarket is just a short drive away. Spalding town centre, with its train station providing connections to Peterborough, is only a 7-8 minute drive, and the A16 offers excellent road links to Peterborough, Norfolk, and Lincoln. Additionally, the popular Springfields Garden Outlet is a mere 10-minute drive from your doorstep. This property truly offers a wonderful blend of modern living in a vibrant community.



Council Tax Band: C



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 skinned and coved ceiling.

Lounge

14'7 x 12'0

UPVC double glazed window to the front, radiator, power points, TV point, skinned and coved ceiling, internal French doors leading to the extension and inset remote controlled gas fire.

Kitchen Diner Family Room

26'8 x 18'5

UPVC double glazed window to the rear, UPVC double glazed French doors to the rear, two Velux sky windows in the ceiling, a remote controlled modern fireplace, power points, TV points, base units with work surface over, sink and drainer with mixer taps over, double range master with double oven and separate grill, five burner gas hob with electric hot plate, extractor over with inset spotlights, integrated fridge, integrated dishwasher, kickboard lighting, skinned ceiling with inset spotlights and off the kitchen diner family room is an under stairs storage cupboard and a walk-in pantry with shelving.

Side Entrance

UPVC obscured double glazed door to the side, radiator, fully tiled walls and skinned ceiling with inset spotlight.

Utility Room

7'4 x 5'3

UPVC double glazed window to the side, space and plumbing for washing machine, space and point for dryer, power points, wall mounted Worcester Bosch boiler housed in a cupboard, fully tiled walls and power points.

Downstairs Cloakroom

UPVC obscured double glazed window to the side, WC with push button flush, wash hand basin with mixer taps over, fully tiled walls, skinned ceiling and electric heater.

Bedroom 3

15'7 x 7'3

UPVC double glazed window to the front, built-in wardrobes with shelving and hanging space, vertical wall mounted radiator, power points, fuse box and skinned ceiling with inset spotlights. (Measurements into the built-in wardrobes).

Landing

UPVC double glazed window to the side, power point, skinned and coved ceiling and loft hatch.

Bedroom 1

14'7 x 11'2

UPVC double glazed window to the front, radiator, power points, TV point, skinned and coved ceiling and a door to the en-suite.

Bedroom 1 En-suite

UPVC obscured double glazed window to the front, walk in shower with a built-in mixer shower, WC with push button flush, wash hand basin with mixer taps over, wall mounted mirror with LED lighting, wall mounted heated towel rail, fully tiled walls and floor, skinned and coved ceiling with inset spotlights and extractor fan.

Bedroom 2

12'2 x 11'2

UPVC double glazed window to the rear, radiator, power points, skinned and coved ceiling and airing cupboard with shelving.

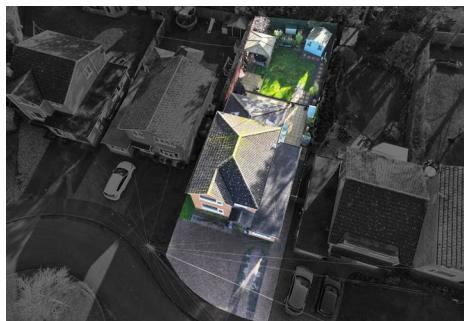
Bathroom

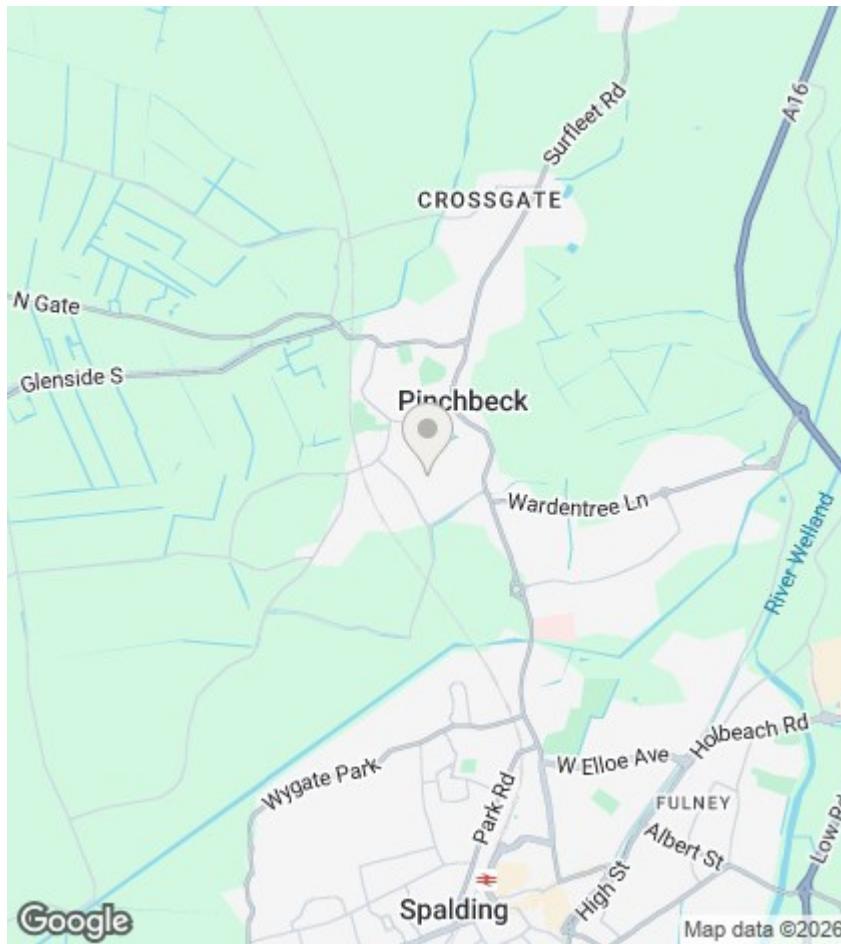
UPVC obscured double glazed window to the rear, panel bath with mixer taps over and mixer tap hand held showerhead, vanity wash hand basin with mixer taps over, WC with push button flush set in a storage unit with drawers beneath and work surface over, wall mounted mirror with inset LED lighting, wall mounted heated towel rail, fully tiled walls and floor and skinned ceiling with inset spotlights.

Outside

The property has gravel off-road parking for three to four cars, outside power points, outside lights and a bespoke cottage style porch. There is side gated access leading to the rear garden which is enclosed by panel fencing, it is predominantly laid to lawn, there's an extended patio seating area, a gazebo with power and space for a hot tub, a shed, outside tap, outside light and a double power point.







Viewings

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

EPC Rating:

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

