



BRADLEY JAMES

ESTATE AGENTS



21 Blewit Street, Pinchbeck, Spalding, Lincolnshire, PE11 1ZB

Asking price £146,250

- No chain
- Option to purchase 100% market value at £195,000
- Double aspect lounge with media wall
- Modern cloakroom and bathroom
- Off road parking for two
- Three bedrooms
- Open plan integrated kitchen diner
- Upgraded hallway
- Envious corner plot
- 75% Shared ownership

Nestled on Blewit Street, this modern semi-detached house, built in 2022, is offered with no onward chain. The current asking price is for 75% shared ownership but you can buy 100% of the property at an asking price of £195,000.

This property presents an excellent opportunity for first-time buyers or those looking to downsize.

Upon entering, you are greeted by an upgraded entrance hall featuring elegant tiled flooring and stylish panelled walls.

The ground floor boasts a modern cloakroom and an open-plan integrated kitchen diner, which is perfect for entertaining. A side door leads to the side garden, allowing natural light to flood the space. A bright double-aspect lounge, complete with a striking media wall, provides a comfortable area to relax and unwind.

The first floor comprises three well-proportioned bedrooms, two of which are generous doubles, making it ideal for families or guests. The modern bathroom suite is tastefully designed, ensuring a tranquil space for daily routines.

Outside, the property occupies an enviable corner plot, offering parking for two vehicles and a private garden, perfect for outdoor gatherings or quiet evenings.

The location is particularly advantageous, with Johnson Hospital just a short walk away. Additionally, Morrisons, Greggs, and two gyms are conveniently located within a 10-15 minute stroll or a quick two-minute drive.

For those seeking further amenities, the town centre is merely a five minute drive away, providing access to supermarkets, shops, and a train station. This property is not just a house; it is a home that combines modern comforts with a prime location, making it a must-see for prospective buyers.



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, fuse box, tiled floor and feature panelled walls.

Cloakroom

UPVC obscured glazed window to the front, WC with push button flush, vanity wash hand basin with mixer taps over and storage cupboards beneath, tiled floor, radiator and extractor fan.

Lounge

17'0 x 13'3

Double aspect with a UPVC double glazed window to the front, UPVC double glazed windows to the side, feature media wall with inset LED lighting and a modern remote controlled fireplace, radiator, power points, media plate with TV and telephone points and skimmed ceiling.

Kitchen Diner

17'0 x 10'6

Double aspect with a UPVC double glazed window to the front, UPVC double glazed door to the side, base and eye level units with work surface over, sink and drainer with mixer taps over, integrated electric oven and grill with electric hob and extractor over, integrated fridge freezer, integrated washing machine, integrated dishwasher, tiled splashback, tiled floor, radiator, power points, skimmed ceiling with inset spotlights and an under stairs storage cupboard.

Bedroom 1

12'3 x 9'3

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

Family Bathroom

UPVC obscured double glazed window to the side, panel bath with mixer taps over and a built-in mixer shower with a fixed rain style showerhead and a separate showerhead on a sliding adjustable rail, WC with push button flush, pedestal wash hand basin with mixer taps over, wall mounted heated towel rail, wall mounted light with shaver point, skimmed ceiling with inset spotlights and extractor fan.

Bedroom 2

15'0 x 8'8

Double aspect with the UPVC double glazed window to the front and side, radiator, power points, TV point, skimmed ceiling and a storage cupboard.

Bedroom 3

9'1 x 7'7

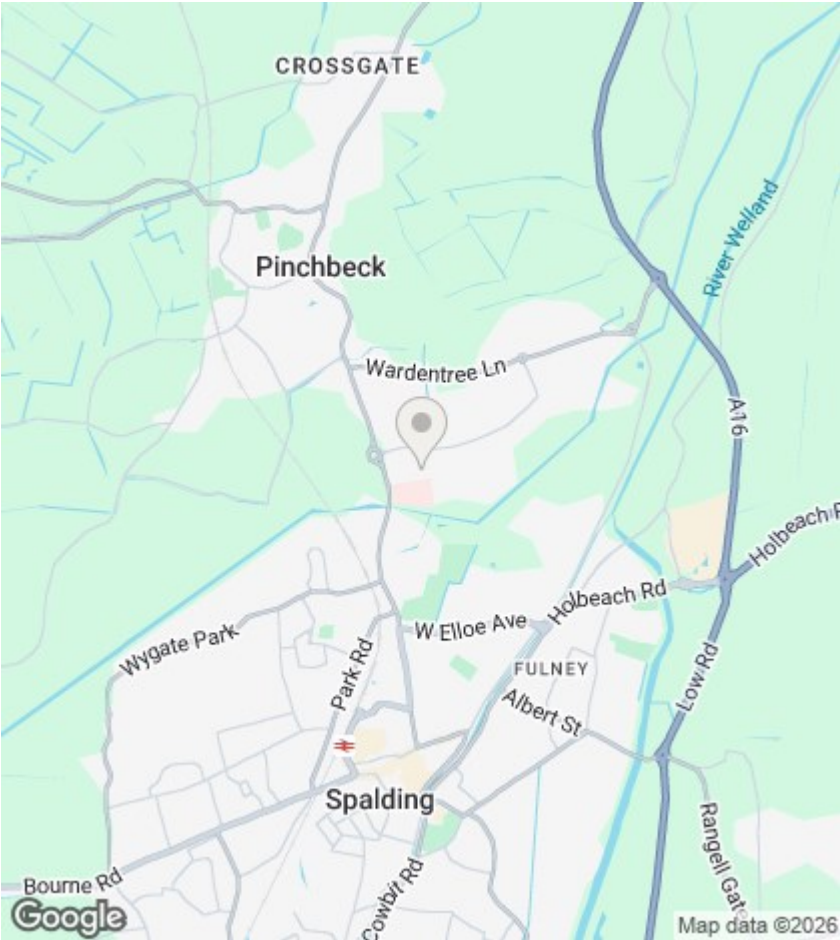
UPVC double glazed window to the side, radiator, power points and skimmed ceiling.

Outside

The property comes with off-road parking for two vehicles. The front garden is laid to lawn with some shrubs, there is side gated access to the rear garden which is enclosed by panel fencing, it is predominantly laid to lawn, has an extended patio seating area, outside light and outside tap.







Viewings

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

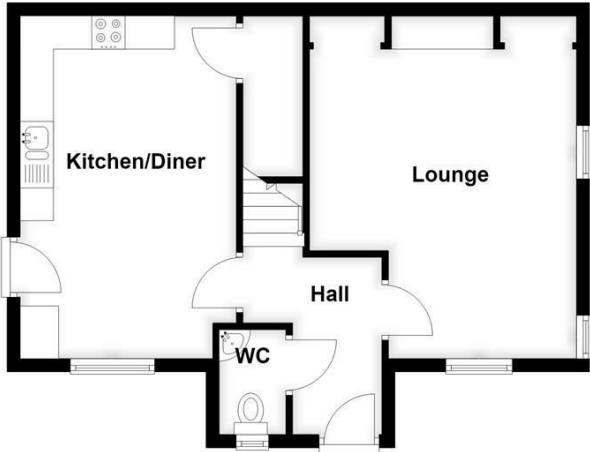
EPC Rating:

B

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A	85	96	
(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			

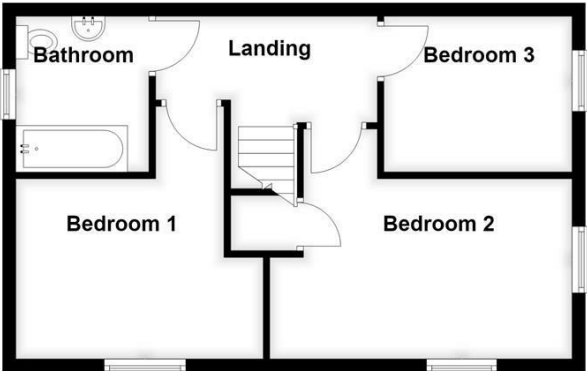
Ground Floor

Approx. 46.0 sq. metres (494.7 sq. feet)



First Floor

Approx. 43.2 sq. metres (464.6 sq. feet)



Total area: approx. 89.1 sq. metres (959.3 sq. feet)