



BRADLEY JAMES

ESTATE AGENTS



26 Faulkner Drive, Spalding, PE11 1YJ

Asking price £399,950

- Five bedrooms
- Four reception rooms
- Bespoke shutters
- Air conditioning in the lounge and bedroom one
- Four piece bathroom suite
- Two en-suites
- Kitchen diner and family room
- Show home condition throughout
- Ev charger
- Sits on a generous plot with a decorative brick wall to the side

26 Faulkner Drive, Spalding PE11 1YJ

Marketing video

Bradley James welcomes you to Faulkner Drive, Spalding. This modern detached house, built in 2022, is in show home condition and is a home to be proud of. With five spacious bedrooms, two en-suites, four reception rooms and air conditioning, this executive residence is designed for comfort and convenience.

Upon entering, you are greeted by an exceptional interior and this continues throughout the property and outside. The contemporary entrance hall leads to four versatile reception rooms.

The open-plan kitchen diner and family room serve as the heart of the home, perfect for both entertaining and everyday family life. The dining room, centrally located, features French doors that open onto the rear garden, seamlessly blending indoor and outdoor spaces. The double-aspect lounge, also with French doors to the garden, provides a bright and inviting atmosphere. Completing the ground floor is a study, ideal for remote work, and a cloakroom, ensuring practicality for busy family life. All windows are adorned with bespoke shutters, adding a touch of elegance.

The first floor boasts five generously sized bedrooms, including two with en-suite facilities, alongside a modern four-piece family bathroom. The property is further enhanced by a good-sized rear garden, perfect for children to play, and offers pleasant views over green spaces to the front.

For those with vehicles, the property provides ample off-road parking for up to four vehicles, along with an electric vehicle charger and a double garage.

The location is ideal, with a children's play area within walking distance, and Spalding's amenities including a train station, bus station, primary and secondary schools, restaurants, and the popular Springfields Garden Outlet Centre all nearby. Excellent road links to the A16 connect you to Stamford, Peterborough, Norfolk, and Lincoln, making this home a perfect choice for families seeking both comfort and convenience.

Management charge £250-£300 approx.



Council Tax Band: E



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, skimmed and coved ceiling and under stairs storage cupboard.

Cloakroom

WC with push button flush, wash hand basin with mixer taps over, tiled splashback, radiator and skimmed and coved ceiling.

Lounge

16'1 x 12'1

Double aspect with a UPVC double glazed window to the front overlooking a green, windows have bespoke shutters, UPVC double glazed French doors and window to the rear garden with bespoke shutters, wall mounted air-conditioning and heating unit, fireplace, radiator, power points, TV point and skimmed and coved ceiling.

Dining Room

14'1 x 12'1

UPVC double glazed windows and French doors to the rear garden with inset bespoke shutters, radiator, power points, skimmed and coved ceiling and an archway leading through to the entrance hall.

Study

9'0 x 6'0

UPVC double glazed window to the front with bespoke shutters, radiator, power points, Wi-Fi box and skimmed and coved ceiling.

Kitchen Diner Family Room

21'1 x 14'1 x 10'1

Triple aspect with the UPVC double glazed window to the front, side and rear, all with bespoke shutters, base and eye level units with work surface over, sink and drainer with mixer taps over, integrated half sized Neff electric oven and grill with a Neff gas hob and Neff extractor over, integrated Neff dishwasher, space and plumbing for American fridge freezer, breakfast island, tiled floor, radiator, power points, skimmed and coved ceiling and TV points.

Utility Room

9'0 x 5'0

Composite obscured double glazed door to the rear, base and eye level units with work surface over, sink and drainer with mixer tap over, wall mounted gas boiler, space and plumbing for washing machine, space and point for freezer, tiled floor, radiator, power points and skimmed and coved ceiling with extractor fan.

Landing

UPVC double glazed window to the front overlooking the green, radiator, power points, skimmed and coved ceiling, loft hatch and airing cupboard with shelving and hot water tank.

Bedroom 1

12'1 x 12'1

UPVC double glazed window to the front overlooking the green with bespoke shutters, radiator, power points, TV points, telephone points, air-conditioning unit and heating unit, skimmed and coved ceiling and a built-in single wardrobe.

Bedroom 1 En-suite

UPVC obscured double glazed window to the rear, bespoke shutters, pod shower cubicle with a built-in mixer shower, wall mounted heated towel rail, WC with push button flush,

pedestal wash hand basin with mixer taps over, tiled splashback, extractor fan and skimmed and coved ceiling with inset spotlights.

Bedroom 2

13'1 x 10'1

Double aspect with UPVC double glazed window to the front and the side, radiator, power points and skimmed and coved ceiling with a door leading through to the second ensuite.

Bedroom 2 En-suite

UPVC obscured double glazed window to the side, pod shower with built-in mixer shower with a fixed rain style showerhead and a separate handheld showerhead with inset shelving, pedestal wash hand basin with mixer taps over, WC with push button flush, double shaver points, wall mounted heated towel rail, skimmed and coved ceiling with inset spotlights and extractor fan.

Bedroom 3

12'1 x 8'1

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

Bedroom 4

10'1 x 8'1

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

Bedroom 5

9'1 x 8'1

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

Bathroom

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

Outside

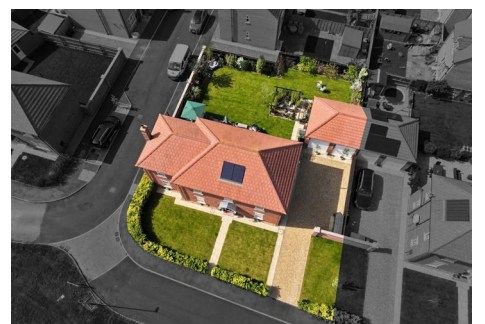
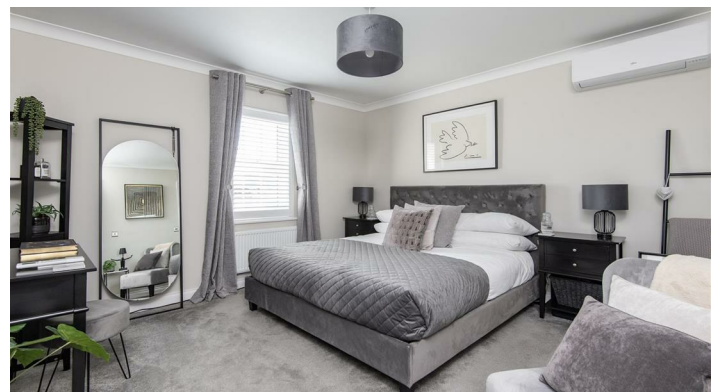
The property sits on a corner plot and is enclosed by low level hedging, the rest is laid to lawn, patio path leading to the front door which has a storm porch and courtesy lights, there's gravel off-road parking for approximately four to five cars, EV charging point, outside light and then leads to the double garage. The rear garden is enclosed by a decorative brick wall and panel fencing, it is predominantly laid to lawn, has an extended upgraded patio seating area, outside light and outside tap.

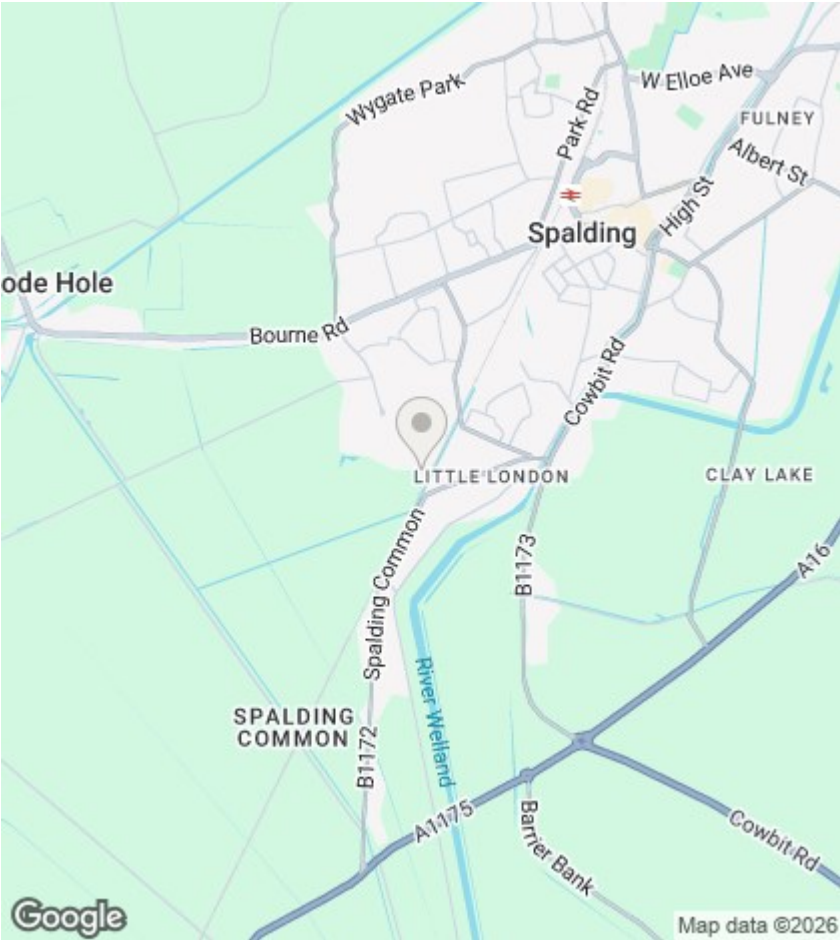
Double Garage

18'1 x 16'1

Two metal up and over doors, power and lighting connected, space and point for chest freezer, space and point for dryer, fuse box, power points and a UPVC double glazed door leading into the rear garden.







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		
(81-91) B	84	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	

