



BRADLEY JAMES

ESTATE AGENTS



## 12 Orchid Place, Pinchbeck, Spalding, PE11 5AG

Guide price £325,000

- PICTURESQUE VIEWS TO THE FRONT
- UPGRADED KITCHEN
- LOUNGE
- EN-SUITE AND FITTED WARDROBES TO BEDROOM ONE
- 5 MINUTE DRIVE FROM PINCHBECK PRIMARY SCHOOL
- ONLY TWO YEARS OLD
- OPEN PLAN INTEGRATED KITCHEN DINER AND FAMILY ROOM
- STUDY WITH POCKET DOORS
- LOW MAINTENANCE REAR GARDEN WITH OUTSIDE POWER POINTS
- GOOD SIZED SINGLE GARAGE



# 12 Orchid Place, Spalding PE11 5AG

PICTURESQUE VIEWS TO THE FRONT!

Guide Price £325,000-£350,000

Welcome to this stunning detached family home located in the desirable Orchid Place, Pinchbeck, Spalding. This remarkable property, just two years old, offers breath taking views at the front and delightful walks right outside your door, enhanced by a picturesque watercourse that adds to the charm of the setting.

Upon entering, you will be greeted by a spacious and bright entrance hall that leads to a cosy lounge, where you can enjoy the enviable views. The lounge is thoughtfully separated from the study by pocket doors, providing both privacy and an open feel. The heart of the home is undoubtedly the open-plan kitchen diner, which flows seamlessly into the family room, creating an ideal space for family gatherings and entertaining.

The kitchen boasts multiple upgrades, featuring quartz and solid wood worktops, along with modern integrated appliances and an upgraded tiled floor and kick board lights. The property comprises four generously sized double bedrooms, two of which include built-in wardrobes. Bedroom one is particularly impressive, complete with a beautifully upgraded en-suite bathroom. The family bathroom, also upgraded, serves the remaining three bedrooms.

Outside, the property offers two to three parking spaces leading to a good-sized single garage. The landscaped rear garden is low maintenance, providing a perfect outdoor retreat.

This home is conveniently situated just a short drive from Morrisons supermarket and local fast food outlets, including Starbucks. Pinchbeck Primary School is only a five-minute drive away, along with various amenities such as two Spar shops, hairdressers, a Chinese takeaway, and Hargraves Butchers. With excellent road links to the A16, you can easily access Peterborough, Stamford, Norfolk, and Lincoln.

This property is a perfect blend of modern living and convenience, making it an ideal choice for families seeking a beautiful home in a vibrant community.



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, upgraded tiled floor, radiator, power points, skimmed ceiling and storage cupboard with fuse box.

### Lounge

16'1 x 10'3

UPVC double glazed window to the front overlooking fields from the comfort of your own sofa, radiator, power point, TV point, internet point, skimmed ceiling with inset spotlights and internal sliding pocket doors leading through to the study.

### Study

10'4 x 6'4

UPVC double glazed windows and French doors to the rear garden, radiator, power points, internet point and skimmed ceiling with inset spotlights.

### Cloakroom

Upgraded half height tiled walls, WC with push button flush, pedestal wash hand basin with mixer tap over, radiator and skimmed ceiling with extractor fan.

### Kitchen Diner

19'1 x 8'1

Double aspect with UPVC double glazed window to the front overlooking the fields, French doors leading out onto the low maintenance landscaped rear garden, upgraded kitchen with base and eye level units with quartz worksurface over, integrated electric oven and grill with a multi function oven above, integrated fridge and freezer, integrated dishwasher, upgraded integrated washing machine, wall mounted gas boiler housed in the kitchen cupboard, upgraded induction hob with upgraded extractor over with inset spotlights and a quartz stone splashback, preparation worktop with base and eye level units with solid wood worktop over, sunken multi power points unit, upgraded tiled floor, inset kickboard lights, sink and drainer with mixer taps over, three pull-out larder cupboards and skimmed ceiling with inset spotlights, this then flows through to the family room.

### Family Room/Dining Area

19'3 x 9'5

UPVC double glazed French doors and a three-quarter length UPVC double glazed window going onto the rear garden, radiator, power point, internet point, skimmed ceiling with inset spotlights and two media points.

### Landng

Skimmed ceiling, loft hatch, power points, radiator and a larger than average airing cupboard.

### Bedroom 1

13'0 x 10'1

UPVC double glazed window to the front overlooking

the fields, radiator, power points, built in wardrobes and skimmed ceiling.

### Bedroom 1 En-suite Shower Room

UPVC obscured double glazed window to the front, double shower cubicle with a Myra built in mixer shower with a fixed showerhead and a separate showerhead on a sliding adjustable rail, wash hand basin with mixer tap over, WC with push button flush, wall mounted heated towel rail, skimmed ceiling with inset spotlights and extractor fan.

### Bedroom 2

11'1 x 9'1 max

UPVC double glazed window to the front overlooking the field views, radiator, power points, internet point, skimmed ceiling and built in double wardrobes.

### Bedroom 3

10'1 x 8'1 max

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

### Bedroom 4

9'1 x 8'1

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

### Family Bathroom

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

### Outside

The property has a laid to lawn area and a variety of shrubs with bark chipping borders and storm porch with courtesy lights. To the side there is block paved off-road parking for two to three cars (depending on the size of your vehicle). The side gated access leads to the low maintenance rear garden which is laid to Astroturf, raised flowerbeds, extended patio seating area, outside tap, outside lights and outside power points.

### Detached Single Garage

20'3 x 10'7

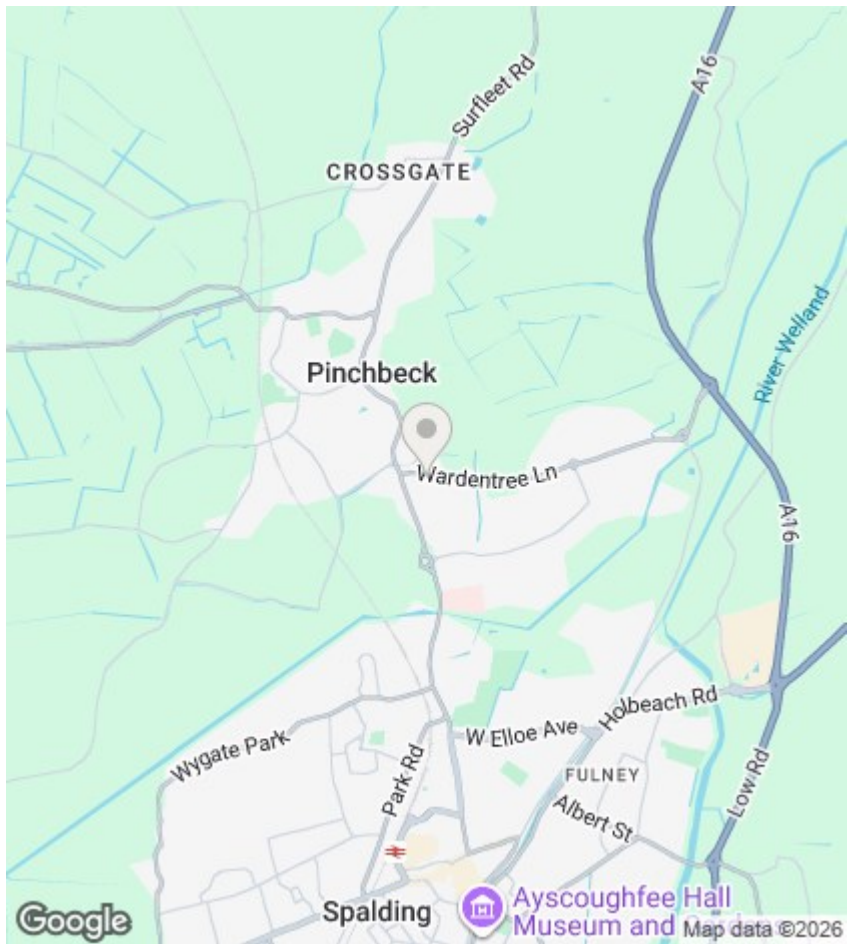
Metal up and over door, power and lighting connected and door to the side leading to the rear garden.











## Viewings

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

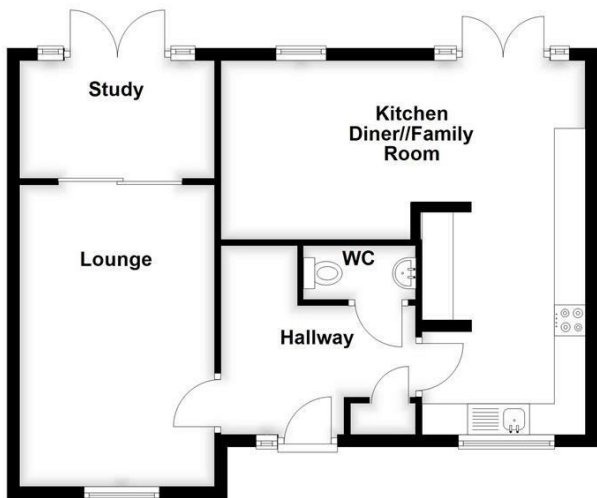
## EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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	

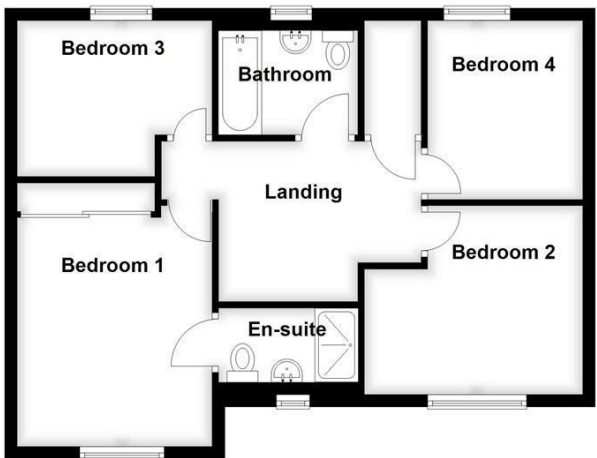
### Ground Floor

Approx. 57.8 sq. metres (622.3 sq. feet)



### First Floor

Approx. 57.8 sq. metres (622.4 sq. feet)



Total area: approx. 115.6 sq. metres (1244.7 sq. feet)