



BRADLEY JAMES

ESTATE AGENTS



3 Hobsons Green, Spalding, Lincolnshire, PE11 3GU

Guide price £450,000

- FIVE DOUBLE BEDROOMS
- GYM
- THREE EN-SUITES
- CUL-DE-SAC
- MODERN FIXTURES AND FITTINGS
- DOWNSTAIRS ANNEX
- 32 FOOT EXTENDED KITCHEN DINER
- FOUR-FIVE RECEPTION ROOMS
- WALKING DISTANCE TO LOCAL PRIMARY SCHOOL
- EXECUTIVE DETACHED FAMILY HOME



# 3 Hobsons Green, Spalding PE11 3GU

\*THIS PROPERTY HAS AN ANNEX\* Guide Price £450,000-£475,000

Bradley James Estate Agents are pleased to offer for sale this 2634 sq. foot, extended five double bedroom, four reception room, three ensuite, family home with a separate annex.

Nestled in the charming area of Hobsons Green, Spalding, this exceptional family home offers a perfect blend of space, comfort, and modern living. With five generously sized double bedrooms, including a delightful downstairs annex complete with its own lounge, kitchen, bedroom, and en-suite, this property is ideal for families seeking both privacy and togetherness.

The heart of the home is undoubtedly the impressive 32-foot open-plan kitchen diner, which has been thoughtfully refitted to create a stylish and functional space for family gatherings and entertaining guests. The contemporary design is complemented by high-quality finishes, ensuring that this area is both inviting and practical.

The property also boasts four reception rooms meaning everyone can have their own space. In addition to the spacious reception rooms, the property boasts four well-appointed bathrooms, including three en-suites, providing ample facilities for the entire family. This thoughtful layout ensures that everyone has their own space while still enjoying the benefits of communal living.

Parking is a breeze with space for up to four vehicles, making it convenient for families with multiple cars or guests. The overall design and layout of this home cater to modern family life, offering plenty of room for everyone to thrive. The property is conveniently located to be in easy reach of three primary schools, a local shop, bus stop and playing green, with the town centre a five minute drive away where you can find an array of amenities, including train station, restaurants, and coffee shops and Springfields garden and outlet centre. The property has good road links to the A16 bypass.



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, halfway up the stairs is a UPVC double glazed window to the front, half height panelling on the walls, skimmed and coved ceiling, radiator, power points and under stairs storage cupboard.

### Cloakroom

UPVC obscured double glazed window to the side, WC with push button flush, vanity wash hand basin with mixer taps over which also has a high gloss storage cupboard beneath, tiled splashback, radiator and skimmed ceiling.

### Lounge

16'3 x 14'3

Double aspect with a UPVC double glazed window to the front, double glazed sliding patio doors to the rear, gas inset fireplace with modern surround, radiator, power points, TV point and a skimmed and coved ceiling.

### Gym

13'1 x 11'4

Double glazed sliding patio doors to the rear, radiator, power point and skimmed ceiling.

### Snug

9'4 x 9'0

UPVC double glazed window to the rear, radiator, power points, defective low-level coving and picture rail, telephone point, TV point and skimmed ceiling.

### Kitchen Diner

32'3 x 12'4

Triple aspect with a UPVC double glazed window to the side, UPVC double glazed window to the rear, UPVC double glazed windows and French doors to the side. The kitchen diner also offers base and eye level units with worksurface over, sink and drainer with mixer taps over, integrated Bosch electric oven and grill, integrated convection microwave and oven, five burner gas hob with AEG extractor over, space and point for American fridge freezer, integrated dishwasher, tiled splashback, power points, radiator and skimmed and coved ceiling.

### Utility

12'4 x 7'1

UPVC obscured double glazed door to the side, base and eye level units with worksurface over, sink and drainer with mixer taps over, space and plumbing for washing machine, space and point for freezer, tiled splashback, space and point for tumble dryer, radiator, power points, tiled floor and skimmed ceiling.

### Downstairs Annex Lounge

18'5 x 8'6

UPVC double glazed window to the front, base and eye level units with worksurface over, sink and drainer with mixer taps over, space and point for fridge, space and plumbing for washing machine, wall mounted Viessmann gas boiler, radiator, power points, skimmed ceiling and an internal door leading through to your bedroom and en-suite.

### Downstairs Annex Bedroom

11'8 x 8'6

UPVC double glazed window to the front, two single built in wardrobes, radiator, power point and skimmed ceiling.

### Annex En-suite

UPVC obscured double glazed window to the side, WC with push button flush, pedestal wash hand basin with mixer taps over, tiled splashback, separate shower which is fully tiled with an electric mixer shower, wall mounted heated towel rail and skimmed ceiling.

### Landing

3 UPVC double glazed windows to the front, radiator, power points, storage cupboard, airing cupboard and skimmed ceiling with inset spotlights.

### Bedroom 1

17'6 x 16'6

2 UPVC double glazed windows to the front, radiator, feature panelled wall, integrated fitted wardrobe, power points, half height panelled walls in the entrance and skimmed ceiling.

### Bedroom 1 En-suite

UPVC obscured double glazed window to the side, WC with push button flush, pedestal wash hand basin with taps over, separate shower cubicle which is fully tiled with a built-in mixer shower, half height tiled walls, radiator, extractor fan and skimmed ceiling with inset spotlights.

### Bedroom 2

16'3 x 14'3

Double aspect with a UPVC double glazed window to the front and rear, radiator, power points (some with USB charging points), TV Point, built in wardrobe, loft hatch and skimmed ceiling.

### Bedroom 2 En-suite

Separate shower cubicle which is fully tiled, has a built-in mixer shower over with a fixed showerhead and a separate showerhead on a sliding adjustable rail. The en-suite also has a vanity wash basin with mixer taps over and storage drawers beneath, WC with push button flush, modern inset shelving, wall mounted heated towel rail, extractor fan and skimmed ceiling with inset spotlights.



### Bedroom 3

12'8 x 12'4

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

### Bedroom 4

13'1 x 8'3

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

### Bathroom

UPVC obscured doubled glazed window to the rear, T-shaped panel bath with mixer taps over, built in mixer shower over with a fixed showerhead and a separate showerhead on a sliding adjustable rail, modern inset shelving with LED lights, vanity wash hand basin with mixer taps over and storage cupboards beneath, WC with push button flush, double shaver point, tiled splashback, wall mounted heated towel rail, extractor fan and skimmed ceiling with inset spotlights.

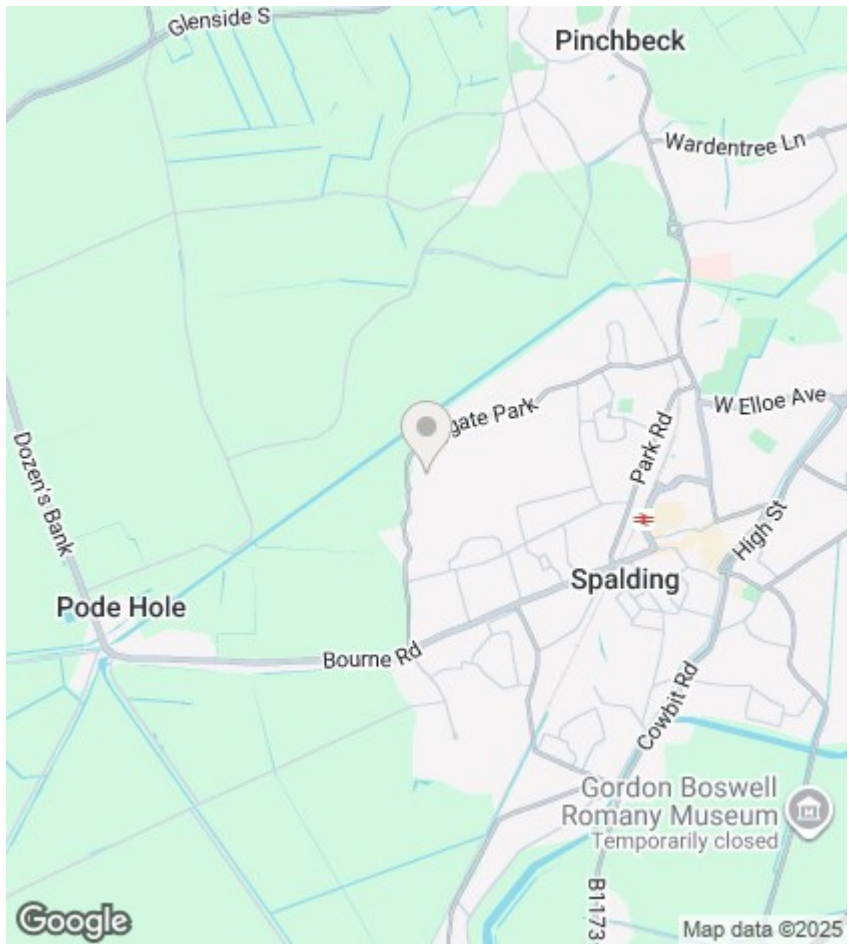
### Outside

Tarmac off-road parking, a storm porch with courtesy lights, outside tap and side gated access,. There is rear access leading to your rear garden which is enclosed by panel fencing, there's a laid to lawn area and patio seating area coming off the lounge/gym/ kitchen diner with an umbrella parasol and outside lights.









## Directions

## Viewings

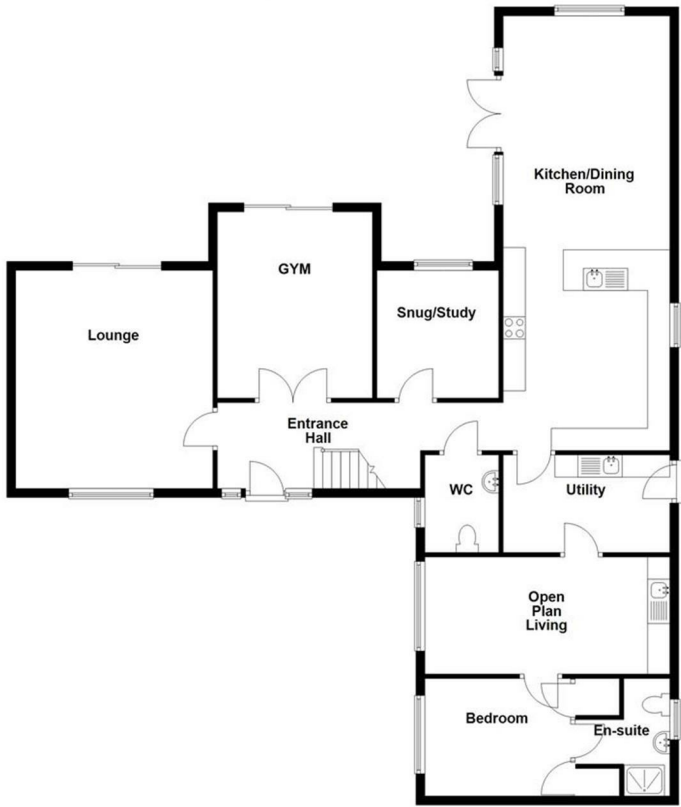
Viewings by arrangement only. Call 01775 233130 to make an appointment.

## EPC Rating:

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**Ground Floor**  
Approx. 136.1 sq. metres (1486.1 sq. feet)



**First Floor**  
Approx. 106.4 sq. metres (1145.3 sq. feet)

