



BRADLEY JAMES

ESTATE AGENTS



12 Solent Drive, Spalding, PE11 3BF

Asking price £265,000

- DRESSING ROOM AND EN-SUITE TO BEDROOM ONE
- 22 FOOT INTEGRATED KITCHEN DINER
- DOUBLE ASPECT LOUNGE WITH FRENCH DOORS
- NO CHAIN
- WALKING DISTANCE TO LOCAL PRIMARY SCHOOL AND PARK
- THREE DOUBLE BEDROOMS
- QUADRUPLE ASPECT KITCHEN DINER
- EV CHARGER
- WALKING DISTANCE TO LOCAL SHOP
- IMMACULATE CONDITION

12 Solent Drive, Spalding PE11 3BF

NO CHAIN!

Nestled in the popular area of Solent Drive, Spalding, this stunning detached house is a modern family home that offers both comfort and style. Built in 2018, this new build property spans an impressive 1,281 square feet, providing ample space for family living.

Upon entering, you are greeted by a spacious entrance hall that leads to a convenient cloakroom. The heart of the home is undoubtedly the quadruple aspect expansive open-plan kitchen diner, measuring over 20 feet, which is perfect for entertaining and family gatherings. The kitchen is fully integrated, ensuring that all your culinary needs are met. Adjacent to this, the double-aspect lounge features French doors that open out to the rear garden, allowing natural light to flood the space and creating a seamless connection between indoor and outdoor living.

The middle floor comprises two generously sized double bedrooms, accompanied by a modern bathroom, making it ideal for family or guests. Ascending to the top floor, you will find the master bedroom, complete with a dressing room and an ensuite shower room, providing a private retreat for relaxation.

Outside, the property boasts off-road parking, complete with an electric vehicle charger, leading to a single garage equipped with power and lighting. The side gated access leads to a well-maintained rear garden, perfect for outdoor activities or simply enjoying the fresh air.

Conveniently located within walking distance to a local Co-op and primary school, this home is also just a short 5-10 minute drive from the town centre, where you will find a variety of shops, secondary schools, and a train station.

The popular Springfields Garden Outlet Centre is also within easy reach, making this property an ideal choice for families seeking a day out. With excellent road links to Stamford, Peterborough, Boston, and Lincoln, this home truly offers the best 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, power points, fuse box, skimmed ceiling with inset spotlights and storage cupboard.

Cloakroom

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

Lounge

15'5 x 10'4

Double aspect with a UPVC double glazed bay window to the front, UPVC double glazed French doors to the rear garden, radiator, power points, media plate with TV satellite point, telephone points and skimmed ceiling with inset spotlights.

Kitchen Diner

22'0 x 9'1

Quadruple aspect kitchen diner with UPVC double glazed window to front, UPVC double glazed bay window to the side, UPVC double glazed window to the other side, UPVC double glazed French doors to the rear, base and eye level units with worksurface over, sink and drainer with mixer tap over, integrated electric oven and grill with a half sized electric oven and grill above, integrated fridge and freezer, induction hob with extractor over, integrated dishwasher, integrated washing machine, wall mounted gas boiler housed in the kitchen cupboard, radiator, power points and skimmed ceiling with inset spotlights.

First Floor Landing

Halfway up the stairs there's a UPVC double glazed window to the rear, the stairs leading up to the top floor, radiator, power point, skimmed ceiling and inset spotlights.

Family Bathroom

UPVC obscured double glazed windows to the front, panel bath with mixer taps over, mixer tap hand held shower head, WC with push button flush, pedestal wash hand basin with mixer taps over, wall mounted mirror with inset LED lighting, wall mounted heated towel rail, double shaver point, extractor fan and skimmed ceiling with inset spotlights.

Bedroom 2

15'5 x 10'4

Double aspect with UPVC double glazed window to the front and rear, radiator, power points, TV point and skimmed ceiling with inset spotlights.

Bedroom 3

15'4 x 9'1

Double aspect, UPVC double glazed window to the front side and rear, radiator, power points and skimmed ceiling with inset spotlights.

Second Staircase

There's a double glazed skylight in the ceiling, the top floor landing has power points, skimmed ceiling with inset spotlights and door to the main bedroom suite which is the whole of the second floor.

Bedroom 1

16'7 x 15'5 max

Double aspect with UPVC double glazed window to the front, double glazed skylight to the rear, radiator, power points, telephone points, TV points, skimmed ceiling with inset spotlights and airing cupboard with pressurised hot water tank.

Bedroom 1 Dressing Room

8'1 x 7'0

Continue through bedroom 1 to the dressing room, UPVC double glazed window to the front, radiator, power points, skimmed ceiling with inset spotlights, loft hatch and built in wardrobe then continue through to the ensuite.

Bedroom 1 Ensuite

Double glazed skylight to the rear, WC with push button flush, pedestal wash hand basin with mixer tap over, separate shower cubicle which is fully tiled with a built-in mixer shower over, double shaver points, wall mounted heated towel rail, extractor fan and skimmed ceiling with inset spotlights.

Outside

There is a lawn area, off road parking and an EV charger to the side which leads to a single garage. The single garage has power and lighting connected and side gated access to the rear garden which is enclosed by panel fencing and is predominantly laid to lawn. There's an outside tap and light.







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		91
(81-91) B	81	
(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	

