



BRADLEY JAMES

ESTATE AGENTS



29 Atherton Gardens, Pinchbeck, Spalding, Lincolnshire, PE11 3YJ

Asking price £265,000

- SSTC BY BRADLEY JAMES ESTATE AGENTS
- CLOAKROOM
- EN-SUITE TO BEDROOM ONE
- SOLAR PANELS
- SINGLE GARAGE
- DOUBLE ASPECT LOUNGE
- 3 BEDROOMS
- BATHROOM
- EXTENDED OFF ROAD PARKING
- WALKING DISTANCE TO PLAYING GREEN



# 29 Atherton Gardens, Spalding PE11 3YJ

Nestled in the charming area of Atherton Gardens, Pinchbeck, Spalding, this delightful detached house, built in 2020, offers a perfect blend of modern living and comfort. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The house features a spacious reception room which is double aspect, providing a welcoming area for relaxation and entertaining guests. The open plan upgraded kitchen diner offers a great space for home life, with integrated appliances you can move straight in and start to make this house your home from day one.

The two bathrooms ensure convenience for all occupants, making morning routines and evening unwinding a breeze. The contemporary design and recent construction mean that you can enjoy the benefits of modern amenities and energy efficiency with solar panel on the roof.

Outside, the property boasts ample parking for up to three vehicles, a valuable feature in today's busy world. The surrounding area is peaceful, yet conveniently located near local amenities, schools, and transport links, making it an excellent choice for those looking to settle in a friendly community. The current owners have landscaped the garden creating a peaceful outdoor space for unwinding after a long day.

This home is not just a place to live; it is a sanctuary where you can create lasting memories. If you are searching for a modern, spacious, and well-located property, this house in Atherton Gardens is certainly worth considering.



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, tiled floor, power points, telephone point and skimmed ceiling.

### Lounge

18'5 x 10'3

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

### Kitchen Diner

18'4 x 11'9

UPVC double glazed window to the side and UPVC double glazed French doors to the side going onto the garden, high gloss base and eye level units, worksurface over, sink and drainer with mixer taps over, integrated Neff fridge freezer, integrated Bosch electric oven and grill with a half sized Bosch electric oven and grill above, Bosch four burner gas hob, Bosch extractor over, integrated Bosch dishwasher, integrated washing machine, inset kickboard lights, power points some with USB charging points, high gloss tiled floor, radiator, skimmed ceiling with inset spotlights and under stairs storage cupboard.

### Cloakroom

WC with pushbutton flush, pedestal wash basin with mixer taps over, radiator, high gloss tiled floor, extractor fan and skimmed ceiling.

### Landing

Airing cupboard, loft hatch, skimmed ceiling, radiator and power points.

### Bedroom 1

11'7 x 10'4

Double aspect with a UPVC double glazed window to the front and side, radiator, power points some with USB charging, TV point, built in wardrobes and skimmed ceiling.

### En-suite

UPVC obscured double glazed window to the front, separate shower with a built-in mixer shower over a handheld shower, shelving, pedestal basin with mixer taps over, WC with push button and flush, wall mounted heated towel rail, double shaver point, extractor fan and skimmed ceiling with inset spotlights.

### Bedroom 2

11'8 x 10'1 max

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

### Bedroom 3

8'2 x 8'0

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

### Bathroom

UPVC obscured double glazed window to the side, panel bath with mixer taps and mixer tap shower over, shower screen, pedestal wash hand basin with mixer taps over, WC with pushbutton flush, double shaver point, wall mounted heated towel rail, extractor fan and skimmed ceiling with inset spotlights.

### Outside

Outside to the front it is laid to lawn. The vendors have created an extra parking space to the front. The side garden is laid to lawn. There's a ramp path leading to the front door with storm porch and courtesy light, tarmac off-road parking to the rear which leads to your detached single garage. Rear gated access leading to your rear garden which is enclosed by panel fencing, it is laid to lawn, patio seating area, raised decking seating area with railway sleeper flowerbeds, inset lights in the decking, outside lights, outside tap and a 12 x 6'0 shed to the side.

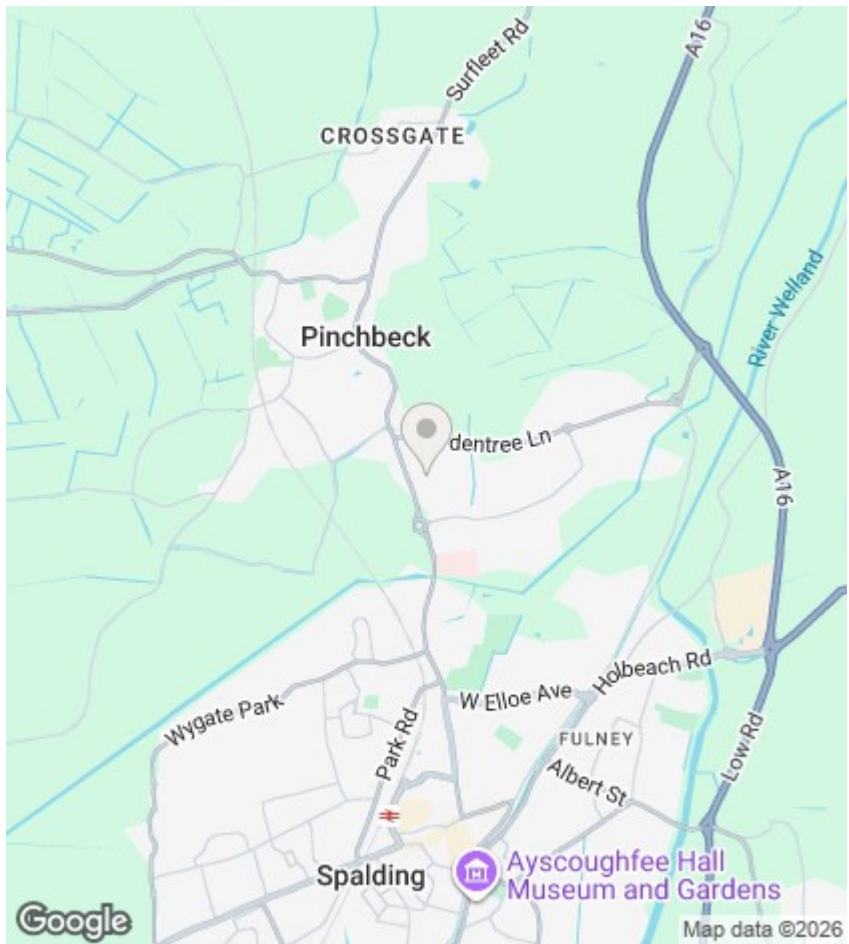












## Directions

## Viewings

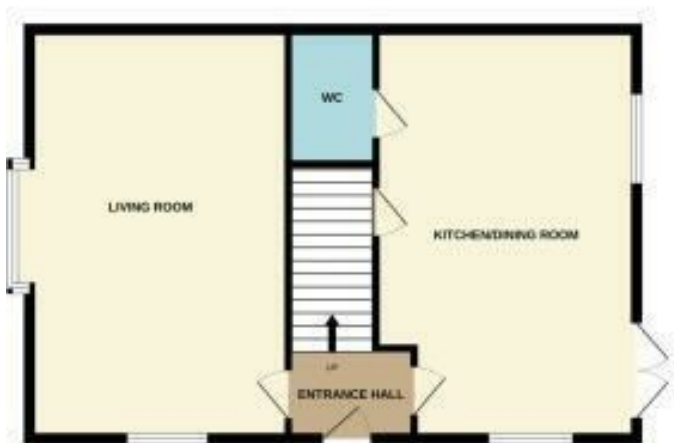
Viewings by arrangement only. Call 01775 233130 to make an appointment.

## EPC Rating:

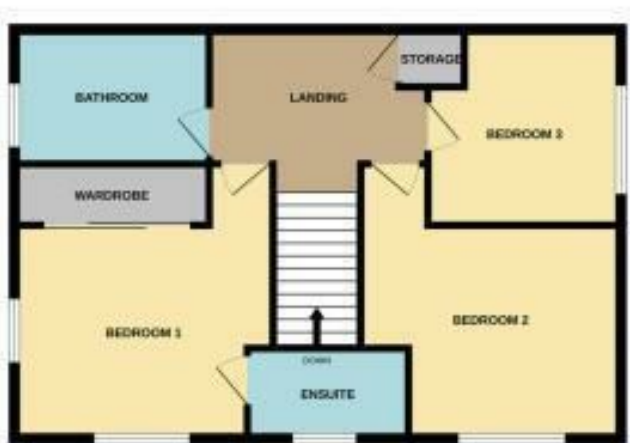
B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	89
(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



1ST FLOOR



We have made every attempt to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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