



BRADLEY JAMES

ESTATE AGENTS



1 Frome Walk, Spalding, Lincolnshire, PE11 3WU

Asking price £225,000

- TWO RECEPTION ROOMS
- BOUGIE CLOAKROOM
- EN-SUITE TO PRIMARY BEDROOM AND FITTED WARDROBES
- OFF ROAD PARKING TO THE REAR
- WALKING DISTANCE TO LOCAL PRIMARY SCHOOLS
- INTEGRATED KITCHEN DINER
- BATHROOM ON FIRST FLOOR
- OPEN VIEWS TO THE FRONT
- WALKING DISTANCE TO LOCAL PLAYING GREEN
- WALKING DISTANCE TO LOCAL CO-OP

1 Frome Walk, Spalding PE11 3WU

Bradley James welcomes you to Frome Walk which boasts two reception rooms and open field views to the front.

Situated in the charming area of Frome Walk, Spalding, this modern 1273 SQ FT townhouse, built in 2012, presents an exceptional opportunity for those seeking a comfortable and stylish home. With three well-proportioned bedrooms and two contemporary bathrooms and two reception rooms, this property is ideal for families or professionals alike.

As you enter, you are greeted by a spacious entrance hall that sets the tone for the rest of the home. The ground floor features two inviting reception rooms, perfect for entertaining or relaxing, alongside a sleek integrated kitchen diner that is both functional and aesthetically pleasing and a bougie cloakroom.

The first floor accommodates two bedrooms and a modern bathroom, while the top floor is dedicated to the primary suite, complete with a dressing area and its own en-suite bathroom, ensuring privacy and comfort.

The exterior of the property is equally impressive, offering off-road parking, and a rear garden that is laid to lawn with a patio area, ideal for outdoor gatherings. The front of the house boasts open views of the surrounding fields and greenery, providing a tranquil setting.

Conveniently located within walking distance to a local primary school, a Co-op, and a delightful fish and chip shop, this home is also just a five-minute drive from the town centre, where you will find a train station, various restaurants, and shops, including Sainsbury's, Aldi, and Lidl. For those who enjoy shopping, the Springfields Garden Outlet is a short drive away, and the property benefits from excellent road links to the A16, connecting you to Peterborough, Stamford, Boston, Norfolk, and Lincoln.

This townhouse is a must-see to truly appreciate the generous accommodation and the stunning views it offers. Don't miss the chance to make this beautiful property your new home.

Management charge with RMG currently £104.30



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, under stairs storage cupboard, power points, telephone point, fuse box and door leading through to the cloakroom.

Cloakroom

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

Lounge

15'7 x 12'1

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

Kitchen Diner

11'2 x 8'4

UPVC double glazed window to the front with open views, base and eye level units with work surface over, sink and drainer with mixer taps over, integrated electric oven grill with a four burner gas hob and extractor over, integrated fridge, integrated freezer, integrated dishwasher, integrated washing machine, wall mounted gas boiler housed in a kitchen cupboard, tiled splashback, radiator, power points and skimmed ceiling.

Family Room

16'3 x 8'3

UPVC double glazed window to front with open views, radiator, power points and skimmed ceiling.

First Floor Landing

Stairs leading off to the top floor, UPVC double glazed window to the front with open field views, radiator, power points and skimmed ceiling.

Bathroom

Panel bath with mixer taps over, built-in mixer shower on a sliding adjustable rail, shower screen, pedestal wash hand basin with mixer taps over, tiled splashback, WC with push button flush, radiator and skimmed ceiling.

Bedroom 2

15'6 x 11'7

UPVC double glazed window, UPVC double glazed French doors going onto the Juliet balcony to the rear, radiator, power points and skimmed ceiling.

Bedroom 3

9'0 x 8'4

UPVC double glazed window to the front enjoying field views, radiator, power points and skimmed ceiling.

Top Floor Landing

Radiator, skimmed ceiling and door leading into bedroom one.

Bedroom 1

15'7 x 14'3 max

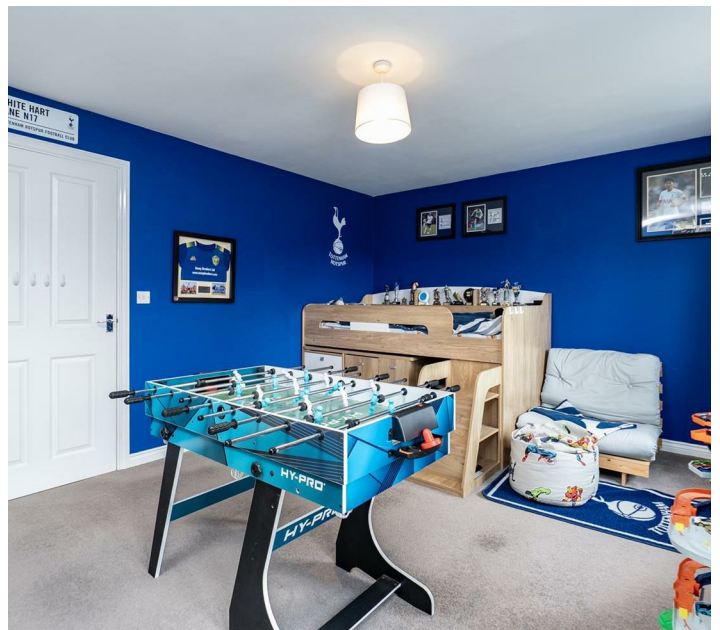
Two double glazed skylights to the rear, built in wardrobes in a dressing area with spotlights above, power point, radiator, TV point, skimmed ceiling, loft hatch and a door to the ensuite.

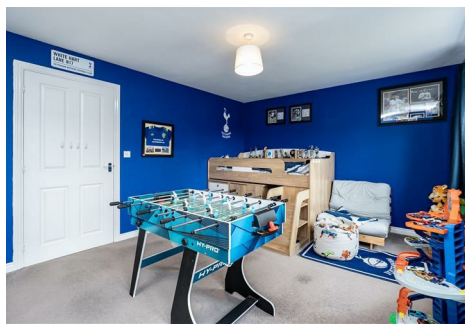
Bedroom 1 En-suite

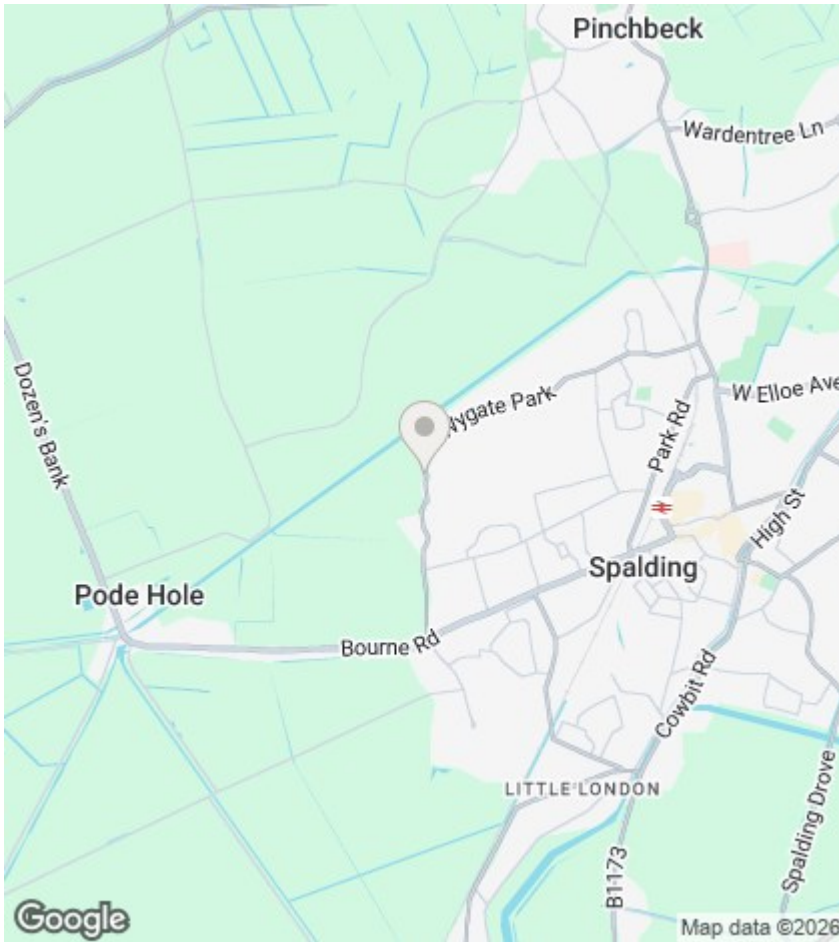
UPVC obscured double glazed window to the front, separate shower which is fully tiled with an electric shower, WC with push button flush, pedestal wash hand basin with mixer tap over, radiator, double shower point and skimmed ceiling with extractor fan.

Outside

The property has a laid to lawn front garden. The rest is laid to decorative chipping, you go to the front door via a patio path where there's a storm porch with courtesy lighting. There is rear gated access which allows off road parking and is block paved, the rest is laid to lawn with an extended patio seating area.







Viewings

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

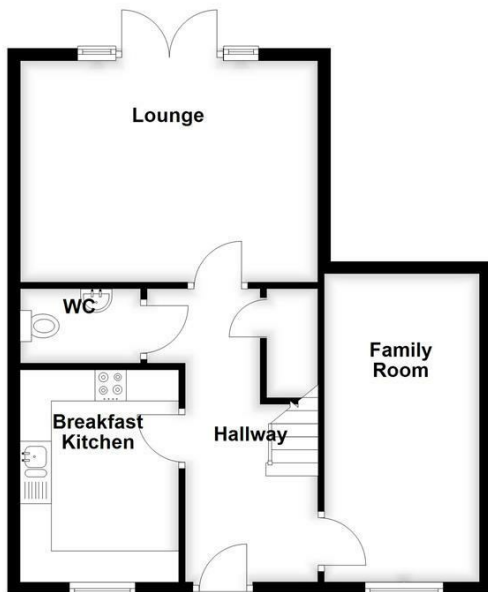
EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	82
(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	

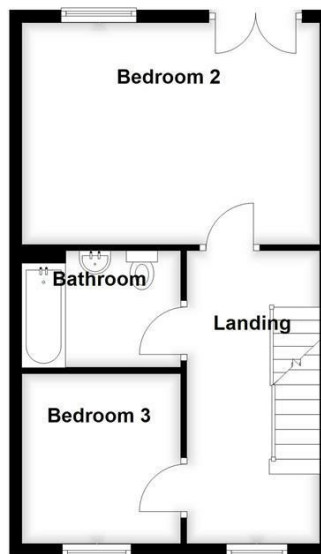
Ground Floor

Approx. 52.7 sq. metres (566.8 sq. feet)



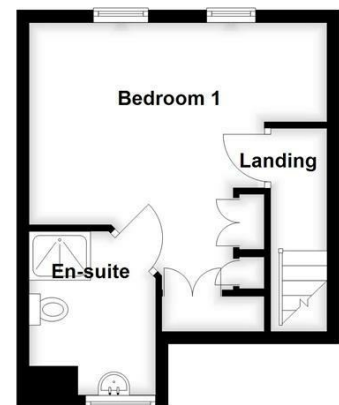
First Floor

Approx. 39.9 sq. metres (429.2 sq. feet)



Second Floor

Approx. 25.7 sq. metres (276.7 sq. feet)



Total area: approx. 118.2 sq. metres (1272.7 sq. feet)