



BRADLEY JAMES

ESTATE AGENTS



11 Rembrandt Way, Spalding, PE11 3HX

Asking price £375,000

- Double storey extension and extended to the rear
- Open plan kitchen diner and family room
- Utility room
- Fitted wardrobes in all bedrooms
- Off road parking for five and a single garage with electric garage door
- Modern glass balustrade stairs
- Integrated appliance and granite worktop
- Four double bedrooms
- En-suite to bedroom one
- Walking distance to local primary school

# 11 Rembrandt Way, Spalding PE11 3HX

PLEASE CHECK OUT THE MARKETING VIDEO

Nestled in the popular location of Rembrandt Way, Spalding, this modern detached family home is a true gem that promises both comfort and style. Upon entering, you are greeted by an impressive entrance hall, featuring contemporary lighting and a striking glass balustrade staircase that sets the tone for the rest of the property.

The house boasts three well-appointed reception rooms, including a cosy lounge perfect for relaxing evenings. The heart of the home is undoubtedly the stunning extended open-plan kitchen, dining, and family room. This space is designed for modern living, complete with bi-fold doors that seamlessly connect the indoors to the private rear garden, making it an ideal setting for entertaining friends and family. The high-spec kitchen is equipped with integrated appliances, a granite worktop, a wine cooler, and a Neff hide-and-slide oven, all contributing to an elegant culinary experience. The dining area features a vaulted ceiling, allowing natural light to flood in through the Velux skylights, enhancing the inviting atmosphere.

The first floor benefits from a double-storey extension, providing four spacious double bedrooms, each fitted with wardrobes for ample storage. The master bedroom features a luxurious en-suite, while a well-appointed four-piece bathroom serves the other three bedrooms.

Outside, the property offers extended off-road parking for up to five vehicles, leading to a single garage with a remote-controlled electric door. The private rear garden is a tranquil retreat, complete with two sheds and a patio seating area, perfect for enjoying the outdoors.

Located within walking distance to a local primary school and bus stop, with a shop and fish and chip shop just a five-minute stroll away, this home is ideally situated. The town centre is a mere five-minute drive, providing easy access to train and bus stations, as well as excellent road links to Peterborough, Stamford, Norfolk, and Lincoln.



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 with a glass balustrade and skimmed and coved ceiling with inset spotlights, radiator and power points.

### Lounge

14'8 x 12'0

UPVC double glazed window to the front, radiator, power points, electric fireplace and skimmed and coved ceiling with inset spotlights.

### Kitchen

18'1 x 9'2

The kitchen leads into the extended garden room which has bi-fold doors to the rear and two Velux windows in the ceiling, base and eye level units with granite work surface over, sink and drainer with mixer taps over, integrated Neff hide and slide oven with a Neff convection microwave and oven integrated, AEG induction hob with AEG extractor over with inset lights, integrated AEG dishwasher, integrated wine cooler, breakfast bar, power points, vertical wall mounted radiator, space and plumbing for American fridge freezer and skimmed and coved ceiling with inset spotlights.

### Dining Room and Family Room

27'4 x 9'8

Bi-folding doors to the rear, UPVC double glazed window to the rear, two Velux windows in the ceiling, vaulted feature ceiling, breakfast bar, vertical wall mounted radiator, power points, skimmed and coved ceiling with inset spotlights, TV points and a data point.

### Utility Room

8'6 x 6'0

UPVC double glazed door to the side, base and eye level units with work surface over, sink with mixer taps over, space and plumbing for washing machine, space and point for tumble dryer, radiator, power points and skimmed and coved ceiling with inset spotlights.

There's a door leading into the garage and a door to the downstairs cloakroom from the utility room.

### Cloakroom

UPVC obscured double glazed window to the side, WC with push button flush, vanity wash hand basin with mixer taps over and storage cupboards beneath with work surface over, tiled splashback, wall mounted mirror, wall mounted heated towel rail and skimmed and coved ceiling with inset spotlights.

### Landing

There's a UPVC double glazed window to the side, modern glass balustrade, two loft hatches the first one is part boarded with loft ladder, power points and skimmed and coved ceiling with inset spotlights. Off the landing is an airing cupboard with shelving and hot water tank.

### Family Bathroom

Four piece bathroom suite has a UPVC obscured double glazed window to the rear, multi jet bath with a tap over, separate shower cubicle which is fully tiled with a built-in mixer shower with a separate showerhead on a sliding adjustable rail, wall mounted heated towel rail, vanity wash hand basin with mixer taps over, WC with push button flush and worksurface above with base and eye level units and tiled splashback.

### Bedroom 1

15'0 x 11'0

UPVC double glazed window to the front, radiator, power points, fitted wardrobes and skimmed and coved ceiling with inset spotlights.

### Bedroom 1 En-suite

Ensuite shower room with UPVC obscured double glazed window to the front, walk in double shower cubicle with a push button Aqualisa built-in mixer shower with a fixed showerhead and a separate showerhead on a sliding adjustable rail, vanity wash hand basin with mixer taps over with storage drawers beneath and worksurface over, wall mounted medicine cabinet with mirror front LED lighting and bluetooth, WC with push button flush, wall mounted heated towel rail, fully tiled walls, tiled floor, skimmed ceiling with inset spotlights and extractor fan in the inset spotlight.

### Bedroom 2

17'0 x 8'5

UPVC double glazed window to the rear, radiator, power points, built-in wardrobes and skimmed and coved ceiling with inset spotlights.

### Bedroom 3

17'2 x 8'5

UPVC double glazed window to the front, radiator, power points, TV points, built-in wardrobes and skimmed and coved ceiling.

### Bedroom 4

10'0 x 9'3

UPVC double glazed window to the rear, radiator, power point, TV point, skimmed and coved ceiling and built in single wardrobe.

### Outside

The front garden it's all low maintenance and enclosed by panel fencing. There's off-road parking for five to six cars which leads to the integral single garage. The rear garden enclosed by panel fencing, laid to lawn, has a shed and patio seating area.

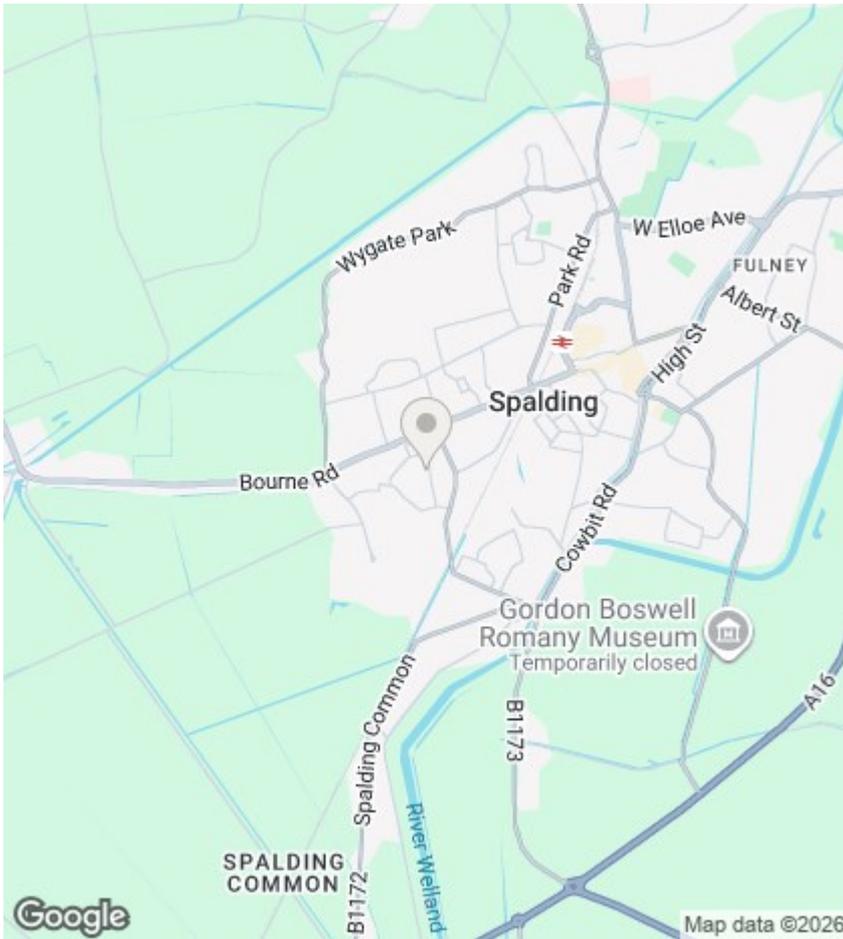
### Single Garage

16'4 x 8'8

Remote controlled electric roller door, fuse box, power points, Worcester Bosch boiler, water softener, tap and a door leading through to the utility room.







## Viewings

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

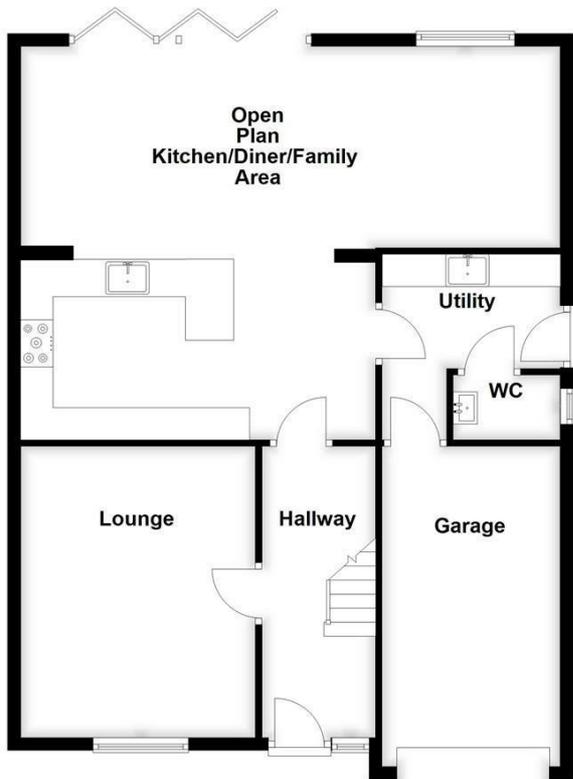
## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	79
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### Ground Floor

Approx. 90.0 sq. metres (968.3 sq. feet)



### First Floor

Approx. 72.4 sq. metres (779.6 sq. feet)



Total area: approx. 162.4 sq. metres (1747.8 sq. feet)