BRADLEY JAMES

ESTATE AGENTS

3 Caulder Close, Spalding, PE11 3ZA

Asking price £250,000

- 30 second walk to the local primary school
- Open plan integrated double aspect kitchen diner
- Double aspect lounge
- Modern bathroom suite
- Landscaped low maintenance rear garden
- Immaculate interior
- Utility room
- Bedroom one has fitted wardrobes, and an en-suite shower room
- Built in 2016
- Off road parking for two and single garage

Bradley James Estate Agents, Office 23 Welland Workspace, 10 Pinchbeck Road, Spalding, Lincolnshire, PE11 1QD
01775 233130

Located in Caulder Close, Spalding, this immaculate detached family home is only a 30 second walk to the local primary school.

As you step through the modern entrance hall, you are greeted by a cloakroom that adds to the practicality of the space. The double aspect lounge is a delightful feature, adorned with elegant shutters on the front windows and security shutters on the French doors, ensuring both style and safety.

The heart of the home is the open kitchen diner, which boasts integrated appliances and additional shutters at the front, creating a warm and inviting atmosphere. Adjacent to the kitchen diner, a utility room provides extra storage and functionality, making daily chores a breeze.

Ascending to the first floor, you will find a spacious landing that leads to three well-appointed bedrooms. Bedroom one is a true retreat, complete with fitted wardrobes, shutters, and a modern en-suite shower room. The other two bedrooms are served by a contemporary bathroom, ensuring comfort for all family members.

This property is truly a turn-key home, ready for you to move in without the hassle of additional costs, as the integrated appliances and blinds are included.

Outside, the property features off-road parking for two vehicles and a single garage, along with side gated access to a low-maintenance rear garden, perfect for enjoying the outdoors without the upkeep.

Conveniently located, this home is just a 30-second walk from the local primary school, and a short drive to a Co-op, a fish and chip shop, and a bus stop. A nearby playing green offers recreational space, while the town centre, with its supermarkets, restaurants, and train station, is only a five-minute drive away.

This property is an ideal choice for families seeking a modern, comfortable lifestyle in a vibrant community.

3 2 2

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, radiator and a door to the cloakroom.

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

Kitchen Diner
15'7 x 9'7
Double aspect with a UPVC double glazed window to the front and side, bespoke shutters in the front window, base and eye level units with work surface over, sink and drainer with mixer taps over, integrated electric oven and grill with an induction hob and extractor over, integrated fridge, integrated freezer, integrated dishwasher, power points some with USB charging, radiator, wall mounted gas boiler housed in a kitchen cupboard and a door to the utility room.

Utility Room
6'8 x 5'5
Base units with work surface over, space and plumbing for washing machine, power points, extractor fan, radiator and under stairs storage cupboard.

Lounge
15'7 x 9'7
Double aspect with a UPVC double glazed window to the front with bespoke shutters, UPVC double glazed French doors to the side leading to the side and rear garden, media plate with multiple power points, data point, satellite point, TV point, radiators, there is a electric security shutter on the French doors, plus bespoke blinds on the French doors.

Landing
Airing cupboard with hot water tank and shelving, loft hatch, radiator and power points.

Bedroom 1
11'7 x 8'7
UPVC double glazed window to the front with bespoke shutters, radiator, power points, TV point and built in wardrobes with shelving and hanging space and a door to the ensuite.

Bedroom 1 Ensuite
Double shower cubicle which is fully tiled with a built-in mixer shower, WC with push button flush, pedestal wash hand basin with mixer tap over, tiled splashback, wall mounted heated towel rail, skimmed ceiling with inset spotlights, extractor fan and double shaver point.

Bedroom 2
9'11 x 9'0
UPVC double glazed window to the front with bespoke shutters, radiator, power points with USB charging points and TV point.

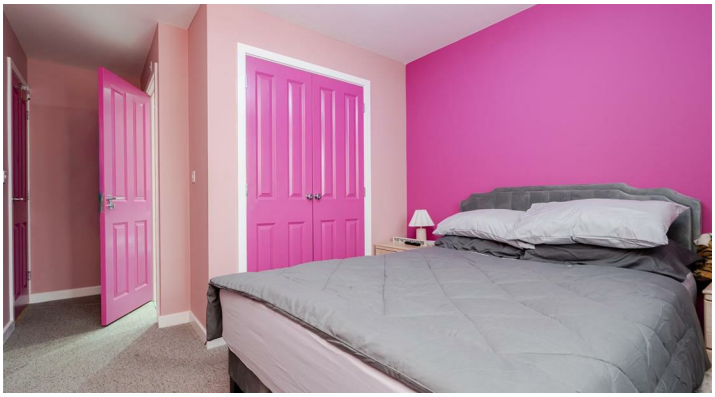
Bedroom 3
7'5 x 6'8
UPVC double glazed windows to the side with bespoke shutters, radiator and power points.

Family Bathroom
UPVC obscured double glazed window to the front, panel bath with side mounted mixer taps over, pedestal wash hand basin with mixer taps over, WC with push button flush, wall mounted heated towel rail, skimmed ceiling with inset spotlights and extractor fan.

Outside
The property has a landscaped front and side garden which is laid to decorative slate chipping and has a variety of shrubs, patio path leading to the front door with storm porch and courtesy light, tarmac off-road parking for two cars which leads to the detached single garage. Side gated access to the rear garden which is enclosed by panel fencing, it is low maintenance having a patio seating area, shed, Astroturf lawn, outside light and outside power points.

Garage
Remote controlled electric roller door, composite door to the side going into the rear garden and courtesy lights to the front.

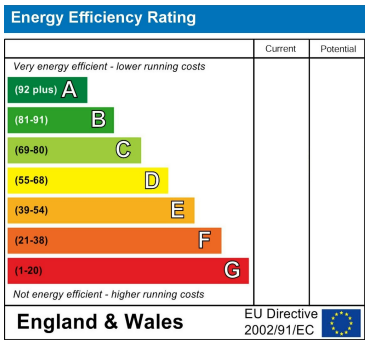
THING TO HOLD ON TO IS EACH OTHER

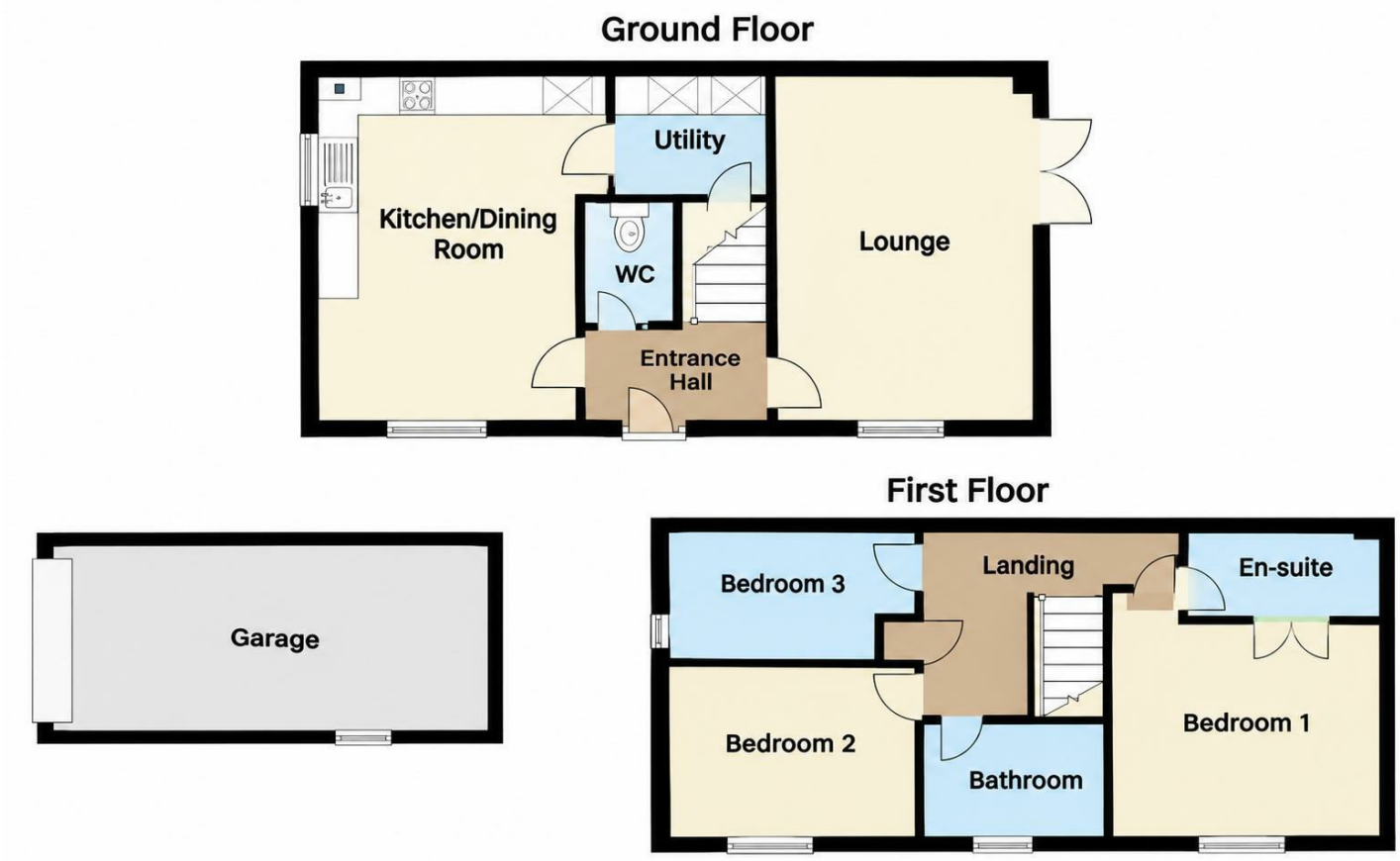


Viewings

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

EPC Rating:





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