



BRADLEY JAMES

ESTATE AGENTS



## 2 Tasman Close, Spalding, Lincolnshire, PE11 2GH

Asking price £285,000

- Extended to the rear
- Three double bedrooms
- Garden room with vaulted ceiling
- Main bathroom, En-suite and cloakroom
- Corner plot
- Three reception rooms
- Open plan kitchen family room
- Utility room with outside storage room off
- Fitted wardrobes in bedroom one with an en-suite
- Walking distance to grammar boys school

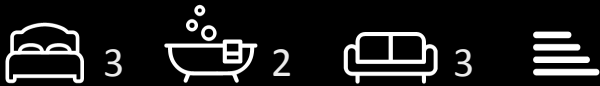
# 2 Tasman Close, Spalding PE11 2GH

Bradley James estate agents welcomes you to Tasman Close, Spalding. The property boasts an EXTENDED layout, featuring three generously sized double bedrooms, three reception rooms and two well-appointed bathrooms, making it an ideal choice for families seeking room to grow.

Upon entering, you are greeted by a spacious entrance hall that leads to a modern cloakroom. The front of the house hosts a welcoming lounge, perfect for relaxation. A standout feature of this home is the open-plan kitchen family room, which serves as the heart of the home. This area seamlessly flows into a delightful garden room, adorned with a vaulted ceiling and French doors that open onto the rear garden, creating a bright and airy atmosphere. Completing downstairs is a larger than average utility room with an outside storage room off.

The top floor presents a spacious landing with an airing cupboard, leading to three double bedrooms. The master bedroom is equipped with fitted wardrobes and a contemporary en-suite shower room, while the other two bedrooms share a modern family bathroom.

Outside, the property occupies a corner plot with off-road parking for up to two vehicles, which can be extended creating one more parking space if needed. The rear garden features a grassed area and a decking seating area, perfect for outdoor entertaining or enjoying a quiet evening.



Council Tax Band: C



### Entrance Hall

Obscured double glazed front door into the entrance hall which has stairs leading off to the first floor accommodation, radiator, power points, telephone points and skimmed ceiling.

### Cloakroom

UPVC obscured double glazed window to the side, WC with push button flush, vanity wash hand basin with mixer taps over and storage cupboard beneath, tiled floor, radiator and fuse box.

### Lounge

17'5 x 8'5

UPVC double glazed window to the front, radiator, power points some with USB charging, TV point and skimmed ceiling.

### Kitchen/Family Room

21'2 x 11'0

UPVC double glazed window to the rear, base and eye level units with solid wood work surface over, Belfast sink with mixer taps over, space and point for Rangemaster and extractor over, space and point for fridge freezer, integrated dishwasher, inset kickboard lighting, tiled splashback, radiator, power points with USB charging, TV point, skimmed ceiling with inset spotlights, breakfast bar, storage cupboard and block archway leading through to the garden room. The Rangemaster and fridge freezer can be included if full asking price is paid.

### Garden Room

12'3 x 8'0

Brick and UPVC construction with UPVC double glazed French doors onto the rear garden, vaulted and skimmed ceiling, vertical wall mounted radiator and power point.

### Utility Room

10'7 x 8'3

UPVC double glazed window to the front and obscured composite double glazed door to the side, base and eye level units with work surface over, sink and drainer with mixer taps over, space and plumbing for washing machine, space and point for tumble dryer, space and point for freezer, power points and wall mounted gas boiler housed in a kitchen cupboard and skimmed ceiling.

### Landing

Loft hatch, power points, radiator and airing cupboard.

### Bedroom One

15'2 x 10'8

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

### Ensuite

Separate double shower cubicle with a built-in mixer shower with a fixed rain style shower head, vanity wash hand basin with mixer taps over and storage cupboard beneath, WC with push button flush and work surface over, double shaver point, wall mounted heated towel rail, fully tiled walls and floor, skimmed ceiling and extractor fan.

### Bedroom Two

13'2 x 8'2 max

UPVC double glazed window to the rear, radiator, power points, ceiling fan and light and skimmed ceiling.

### Bedroom Three

10'5 x 10'5

UPVC double glazed window to the front overlooking the green, radiator, power points some with USB charging and skimmed ceiling.

### Outside

The property is on a corner plot with a laid to lawn grass area which can be used for off-road parking if needed. There is off-road parking for two cars, outside light and outside tap, to the side there is an enclosed storage area with a UPVC door to the front and UPVC door to the rear leading to the rear garden. The rear garden is enclosed by panel fencing and a decorative brick wall, it is predominantly laid to lawn and has a decking seating area.



## Directions

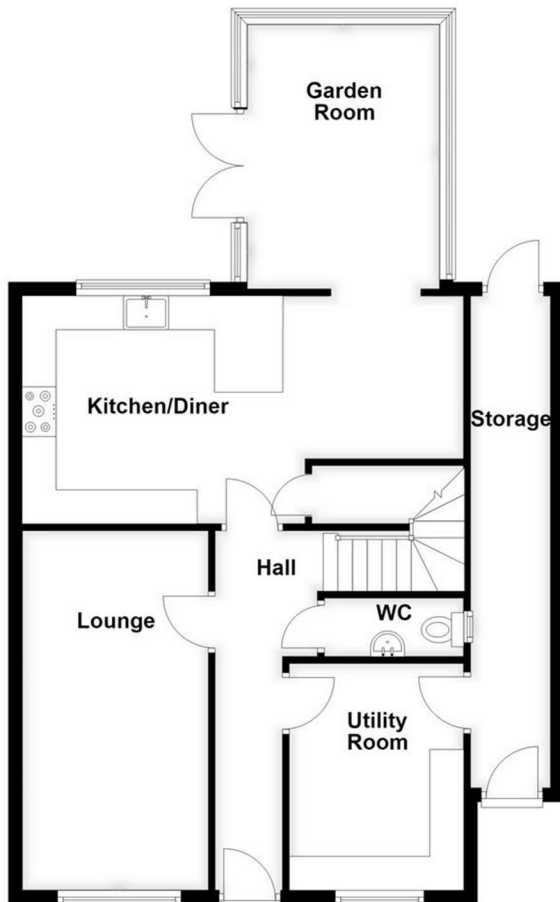
## Viewings

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

## EPC Rating:

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>			
(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	

Approx. 76.4 sq. metres (821.8 sq. feet)



**First Floor**  
Approx. 51.6 sq. metres (555.3 sq. feet)

