BRADLEY JAMES

ESTATE AGENTS









Plot 93 Keston Fields, Pinchbeck, Spalding, Lincolnshire, PE11 3PU

Asking price £425,000

- Only 7 four beds left on the development
- Four double bedrooms
- Open-plan kitchen diner with Neff integrated appliances and utility room off
- Sought-after development
- Front garden landscaped and rear gardens seeded and good-sized Indian sandstone patios
- Ready to move into
- En-suite and four-piece bathroom suite
- Lounge and separate study
- Off-road parking leading to a double garage with remote-controlled roller garage door
- 10 years building warranty

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Plot 93 Keston Fields, Spalding PE11 3PU

Nestled in the desirable Keston Fields area of Pinchbeck, this stunning new build detached house is ready to move into. With four spacious double bedrooms, this home is ideal for families seeking comfort and style.

As you step into the property, you are greeted by a generous entrance hall that sets a welcoming tone. The interior boasts modern white walls and sleek flooring, leading you to an impressive open-plan kitchen diner. This space is equipped with high-quality Neff integrated appliances, including a wine cooler, and features elegant quartz worktops and a breakfast bar. French doors open to the rear garden, allowing for a seamless transition between indoor and outdoor living. Additionally, internal French doors provide the option to create a more intimate lounge area or maintain an open plan feel.

The ground floor also includes a study perfect for remote work, and a utility room, ensuring that all your practical needs are met.

On the first floor, you will find four well-proportioned double bedrooms. Bedroom one benefits from an en-suite shower room, while a stylish four-piece bathroom serves the remaining three double bedrooms, providing ample facilities for family and guests alike.

Outside, the property offers off-road parking, leading to a double garage with a remote-control roller door and an internal door leading to your rear garden.

The rear garden is a delightful space, featuring a seeded lawn and an Indian sandstone patio, perfect for outdoor entertaining or simply enjoying the tranquil surroundings.

The location offers the best of both worlds, with picturesque countryside walks right on your doorstep, while essential village amenities are just a short 15-minute stroll or a quick 2-minute drive away. Local amenities include a Spar shop, Hargrave's Butchers, a hairdresser, a pub, a primary school, and a popular fish and chip shop. For larger shopping needs, Morrisons is a five-minute drive away.

There is a management charge of £185 per annum.

4 2 3

Council Tax Band: New Build







Entrance Hall
Composite obscured double glazed front door into the entrance hall which has stairs leading off to the first floor accommodation, radiator, power points, skimmed ceiling and a door to the cloakroom.

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

Study
9'8 x 7'2
UPVC double glazed window to the front overlooking a green, radiator and power points.

Lounge
14'0 x 12'8
UPVC double glazed window to the front overlooking the green, radiator, power points, media plate with TV point, telephone point and a block archway through to the open-plan kitchen diner.

Kitchen Diner
25'2 x 10'7
UPVC double glazed window and French doors to the rear garden, base and eye level units with work surface over, sink and drainer with mixer taps over, integrated double Neff oven and grill with a Neff induction hob and Neff extractor over, integrated Neff fridge and freezer, integrated dishwasher, integrated wine cooler, breakfast bar, radiator, power points and skimmed ceiling with inset spotlights.

Utility Room
UPVC double glazed door to the rear, space and plumbing for washing machine, space and point for tumble dryer, worksurface over, power points, radiator, extractor fan and skimmed ceiling with inset spotlights.

Landing
UPVC double glazed window to the side, loft hatch, radiator, power points and airing cupboard with hot water tank.

Bedroom 1
19'0 x 17'0
Inner hallway with a door to the en-suite, continuing through to the bedroom, double glazed window to the front, radiator, power points, some with USB charging, TV point and telephone point.

Bedroom 1 En-suite
UPVC obscured double glazed window to the rear, separate shower cubicle which is fully tiled with a built-in mixer shower with a fixed rain style showerhead and a separate showerhead on a sliding adjustable rail, WC with push button flush, vanity wash hand basin with mixer taps over and storage cupboards beneath with worksurface over, tiled splashback, wall mounted heated towel rail, skimmed ceiling with inset spotlights and extractor fan.

Family Bathroom
UPVC obscured double glazed window to the rear, panel bath with mixer tap over, separate shower cubicle which is fully tiled with a built-in mixer shower and a fixed rain style showerhead and a separate showerhead on a sliding adjustable rail, wall mounted heated towel rail, WC with push button flush, vanity wash hand basin with mixer taps over with storage cupboards beneath and worksurface over, extractor fan and skimmed ceiling with inset spotlights.

Bedroom 2
12'0 x 11'2
UPVC double glazed window to the front overlooking the green, radiator, power points, some with USB charging, TV point and telephone point.

Bedroom 3
13'6 x 9'4
UPVC double glazed window to the rear, radiator, power points, some with USB charging, TV point and telephone point.

Bedroom 4
12'9 x 10'1
UPVC double glazed window to the front overlooking the green, radiator, power points, some with USB charging, TV point and telephone point.

Outside
There's a gravel area and patio path to the front door with storm porch and courtesy lights, block paved off-road parking which leads to the oversized garage with remote-controlled electric roller door and courtesy lights to the front, side gated access leading to the rear garden which is enclosed by panel fencing, it is predominantly laid to lawn, has a patio seating area and outside lights.





















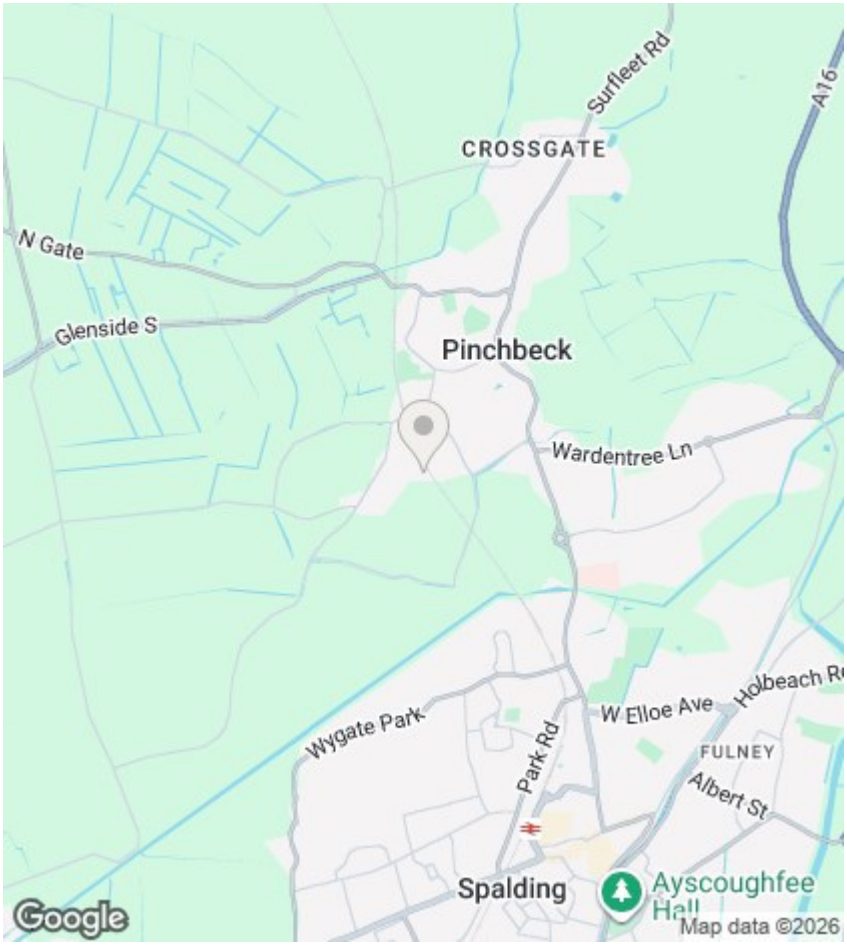








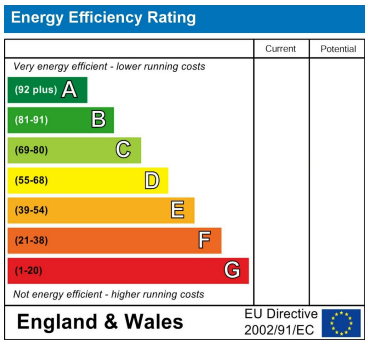




Viewings

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

EPC Rating:





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