BRADLEY JAMES

ESTATE AGENTS









6 Nicolette Way, Spalding, Lincolnshire, PE11 1RT

Asking price £230,000

- No onward chain
- Converted garage creating another reception room
- Off road parking for four cars
- Close by to three primary schools
- Generous rear garden
- Open plan lounge diner that flows into the kitchen
- Three bedrooms and upstairs bathroom
- Walking distance to local shop, bus stop, playing green and fish and chip shop
- Popular residential location

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

sales@bradleyjames.co.uk

https://www.rightmove.co.uk/property

6 Nicolette Way, Spalding PE11 1RT

Nestled in the charming area of Nicolette Way, Spalding, this delightful detached house, built in 1995, offers a perfect blend of modern living and convenience. With three well-proportioned bedrooms and a contemporary bathroom suite, this property is ideal for families or those seeking extra space.

Upon entering, you are greeted by an inviting open-plan lounge diner that seamlessly flows into a modern kitchen, creating a warm and welcoming atmosphere for both relaxation and entertaining. French doors lead from the lounge diner to a generous rear garden, allowing for an abundance of natural light and easy access to outdoor living. The garage has been thoughtfully converted into an additional reception room, which can serve as a playroom or study, providing flexibility to suit your lifestyle needs.

The exterior of the property boasts off-road parking for up to four vehicles, ensuring ample space for family and guests. Side gated access leads to the expansive rear garden, perfect for outdoor activities or simply enjoying the fresh air.

Conveniently located, this home is just a two-minute drive from two local primary schools, making the morning school run a breeze.

3 1 1 C

Council Tax Band: C







Entrance Hall
UPVC obscured double glazed front door into the entrance hall with radiator, fuse box and a door to the cloakroom.

Cloakroom
UPVC obscured double glazed window to the front, vanity wash hand basin with a mixer tap over and storage cupboard beneath, WC with push button flush and wall mounted heated towel rail.

Lounge Diner
17'8 x 10'7
Double aspect with a UPVC double glazed window to the front, UPVC double glazed French doors to the rear garden, radiator, power points, data point and block archway through to the kitchen breakfast.

Kitchen Breakfast
12'0 x 11'6
UPVC double glazed window to the rear, base and eye level units with work surface over, sink and drainer with a mixer tap over, integrated electric oven and grill with a four burner gas hob and extractor over, integrated dishwasher, space and point for American fridge freezer, space and plumbing for washing machine, breakfast bar, tiled splashback, tiled floor, radiator, power points some with USB charging and a wall mounted gas boiler housed in the kitchen cupboard.

Playroom/Study
12'3 x 8'4
UPVC double glazed window to the front, radiator, power points some with USB charging and TV points.

Landing
Loft hatch, power point and airing cupboard.

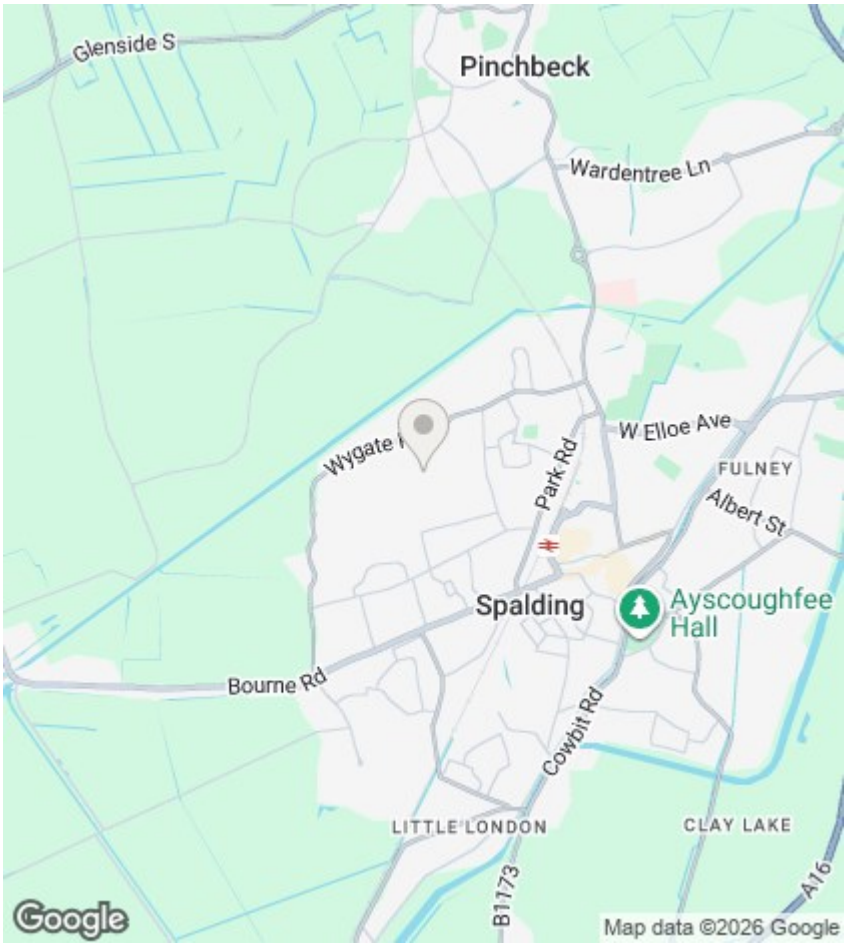
Bedroom 1
11'0 x 9'8
Measurement isn’t into the wardrobe, into the wardrobe widens to 14’3, UPVC double glazed window to the front, radiator and power points.

Bedroom 2
12'0 x 8'7
UPVC double glazed window to the front, radiator and power points.

Bedroom 3
9'3 x 9'0
Measurement isn’t into the built-in single wardrobe, UPVC double glazed window to the rear, radiator and power points.

Family Bathroom
UPVC obscured double glazed window to the rear, panel bath with mixer tap over and Aqualisa built-in mixer shower, WC with push button flush, pedestal wash hand basin with mixer taps over, wall mounted heated towel rail and tiled splashback.

Outside
The property has extended gravel off road parking with side gated access to the rear garden which is enclosed by panel fencing and is predominantly laid to lawn with an extended patio seating area, a decking seating area under a covered roof, shed and outside tap.



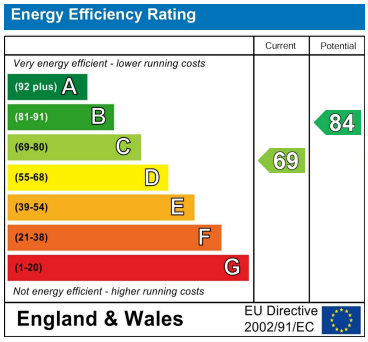
Directions

Viewings

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

EPC Rating:

C







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