



BRADLEY JAMES

ESTATE AGENTS



5 Clay Drove, West Pinchbeck, Spalding, Lincolnshire, PE11 3NB

Asking price £425,000

- ONE BED ANNEX ATTACHED
- EXTENDED GARDEN ROOM WITH BI FOLD DOORS
- VAST AMOUNT OF OFF ROAD PARKING
- TWO GARDENS
- RURAL LOCATION BUT ONLY 5 MINUTE DRIVE TO TOWN AND TRAIN STATION
- LOUNGE WITH OPEN FIRE PLACE
- KITCHEN DINER
- DOUBLE GARAGE WORKSHOP WITH POWER
- OPEN FIELD VIEWS TO THE REAR
- A MUST SEE PROPERTY

5 Clay Drove, Spalding PE11 3NB

Nestled in the picturesque village of West Pinchbeck, Spalding, this charming detached bungalow offers a delightful blend of comfort and space. Built in the 1960s, the property has been thoughtfully extended to provide a versatile living arrangement, making it ideal for families looking for an ANNEX.

The main bungalow features three well-proportioned bedrooms, complemented by a modern four-piece bathroom. The heart of the home is a bright and airy open-plan kitchen diner, perfect for family gatherings and entertaining. The spacious lounge, complete with an inviting open fire, provides a cosy atmosphere for relaxation. An impressive extended garden room, with quadruple aspect windows and bi-fold doors, seamlessly connects the indoor and outdoor spaces, allowing for an abundance of natural light and stunning views of the surrounding countryside.

In addition to the main living space, the property boasts a self-contained one-bedroom annex, which includes its own kitchen and shower room. This versatile space is perfect for guests, extended family, or even as a home office.

Set on an expansive plot, the property offers ample off-road parking for up to 15 vehicles, making it ideal for those with multiple cars or who enjoy hosting gatherings. The outdoor space is equally impressive, featuring two beautifully maintained gardens. The main garden, with an upgraded patio area, is perfect for alfresco dining, while the second garden, laid to lawn, provides serene views of the open fields beyond.

Conveniently located just a five-minute drive from Spalding train station, this property benefits from excellent transport links to Bourne, Stamford, and Peterborough. Additionally, the area is well-served by local shops, schools, and secondary schools, which are a 5 minute drive making it an ideal location for families.

This exceptional bungalow, with its unique features and stunning surroundings, presents a rare opportunity to acquire a special home in a sought-after location.



Council Tax Band: C



Entrance Hall

UPVC double glazed front door into the entrance hall which has a radiator, power point and a door to the cloakroom, kitchen and annex, which is to the right.

Cloakroom

WC with push button flush, pedestal wash hand basin with mixer taps over, floor mounted oil boiler and tiled floor.

Annex

16'0 x 15'8

UPVC double glazed window to the front and to the rear, kitchenette with base and eye level units with work surface over, sink and drainer with mixer taps over, space for freestanding cooker, space and point for fridge, tiled splashback, power points and radiators. There is a door to the shower room which has a UPVC obscured double glazed window to the rear, UPVC obscured double glazed door to the rear, base and eye level units with work surface over, wash hand basin with mixer taps over, shower cubicle with an electric shower, WC, fully tiled walls, tiled floor and radiator.

Kitchen Diner

21'1 x 9'0

UPVC double glazed window to the front and to the side, base and eye level units with work surface over, sink and drainer with mixer tap over, integrated electric oven and grill with an electric hob and extractor over, space and plumbing for washing machine, space and plumbing for slimline dishwasher, space and point for fridge freezer, tiled splashback, radiator and power points.

Hallway

Radiator, power points and UPVC double glazed window going onto the extended garden room.

Lounge

17'0 x 13'0

UPVC double glazed window to front, fireplace, radiator, power points and UPVC double glazed French doors going onto the extended garden room.

Garden Room

22'0 x 10'8

Quadruple aspect with two UPVC double glazed windows to the front, two UPVC double glazed windows to side, bifold doors to the rear going onto the garden, internal UPVC double glazed French doors going into the lounge, radiator, power point and skimmed ceiling.

Second Inner Hallway

Radiator, loft hatch and airing cupboard.

Bedroom 1

12'6 x 11'0

UPVC double glazed window to the side, built-in wardrobes with shelving and hanging space, radiator and power points. (Measurements are into the built-in wardrobes).

Bedroom 2

11'0 x 9'0

UPVC double glazed window to side, radiator, power points and single wardrobe.

Bedroom 3

11'0 x 8'0

UPVC double glazed window to the side, radiator and power points.

Bathroom

The four piece bathroom suite has a UPVC obscured double glazed window to side, corner panel bath with telephone style mixer taps over and a handheld showerhead, vanity wash hand basin with taps over, WC set in storage cupboards beneath and worksurface over, separate shower cubicle which is fully tiled with a built-in mixer shower, fully tiled walls, tiled floor and radiator.

Outside

The property sits on a generous plot which is split into two, there is a double five bar gate which opens up to a vast amount of off-road parking to the front, this continues to the side and rear of the bungalow and leads to a concrete sectional single garage and a wooden double workshop with power and lighting connected. In between the middle of the workshop and the garage is a carport. This is all laid to gravel in front of the workshop and single garage carport. There's a patio seating area for the annex, oil tank and outside light. Leading through to the rear garden it is enclosed by shrubs and is laid to lawn, has an upgraded patio which comes off the extended garden room, there's a side gate which leads through to the second part of the garden which enjoys open field views to the rear, is enclosed by post and rail fencing, wire fencing, shrubs, is all laid to lawn and has a five bar gate to the front.

Workshop

22'0 x 21'6

Separate wooden double doors to the front, UPVC double glazed window to the side, UPVC double glazed door to the side, base and eye level units with worksurface over, separate fuse box with power and lighting connected.

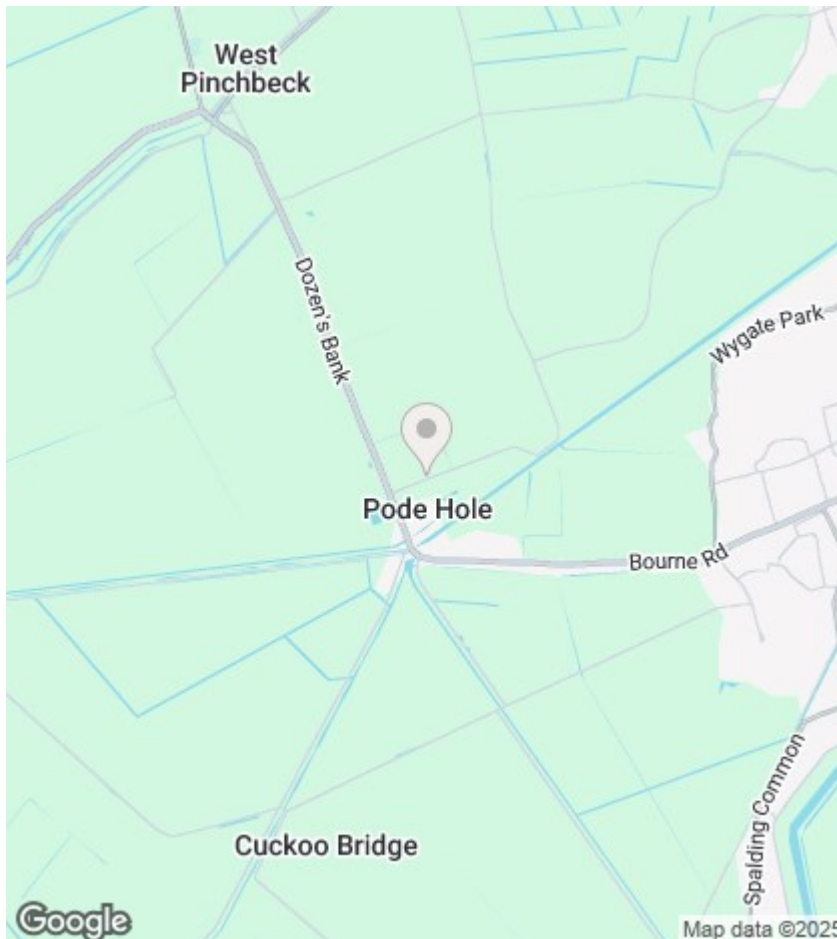
Single Garage

16'1 x 8'4

Metal double doors to the front, please note there is no power to the single garage.







Viewings

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

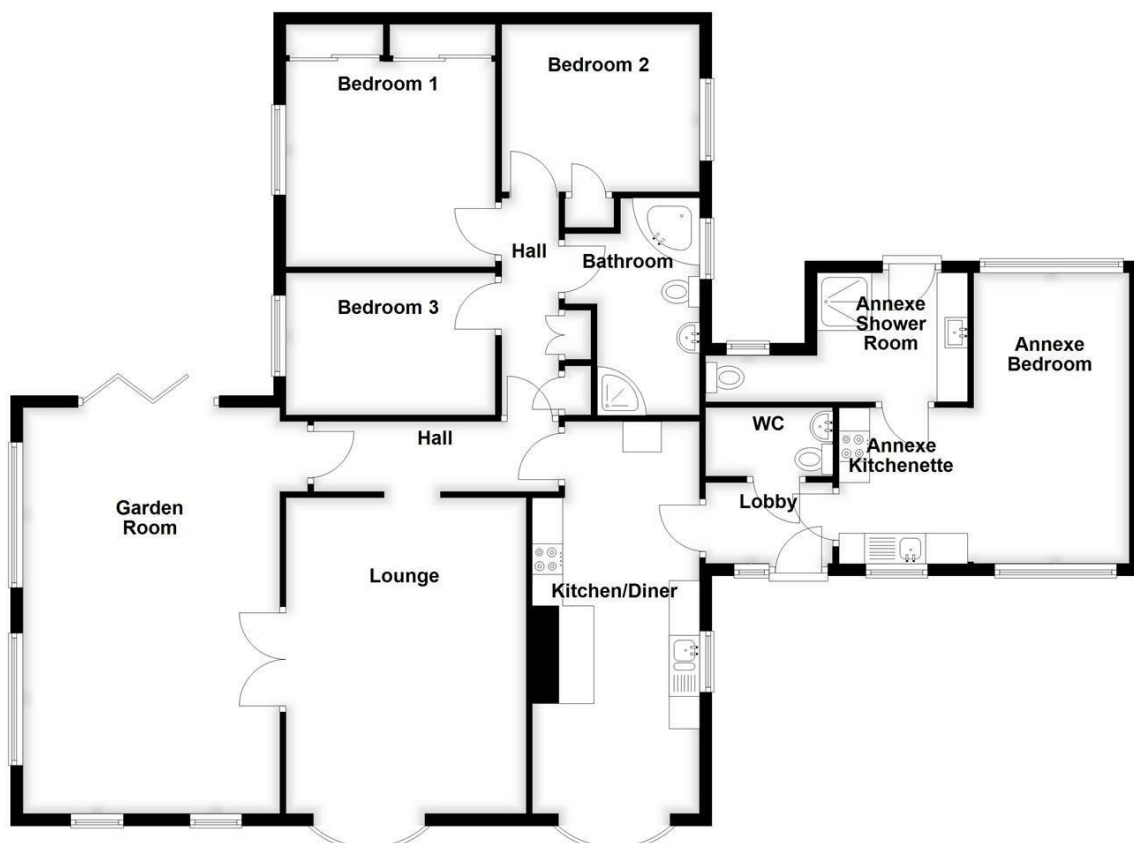
EPC Rating:

E

Energy Efficiency Rating		Current	Potential	
Very energy efficient - lower running costs				
(92 plus)	A		88	
(81-91)	B			
(69-80)	C			
(55-68)	D		43	
(39-54)	E			
(21-38)	F			
(1-20)	G			
Not energy efficient - higher running costs				
England & Wales		EU Directive 2002/91/EC		

Ground Floor

Approx. 147.0 sq. metres (1582.2 sq. feet)



Total area: approx. 147.0 sq. metres (1582.2 sq. feet)