



BRADLEY JAMES

ESTATE AGENTS



Westview Priestfield Drove, Gedney, Spalding, Lincolnshire, PE12 0BP

Asking price £285,000

- NO CHAIN
- NEWLY FITTED SHOWER ROOM
- DOUBLE ASPECT LOUNGE
- UTILITY/ BOOT ROOM
- SPACE FOR CARAVAN OR MOTORHOME
- RECENTLY FULLY REDECORATED
- FIELD VIEWS TO THE FRONT, SIDE AND REAR
- MODERN INTEGRATED KITCHEN
- DETACHED DOUBLE GARAGE WITH ELECTRIC GARAGE DOORS
- TWO SIDE GARDENS

Westview Priestfield Drove, Spalding PE12 0BP

Nestled in the beautiful setting of Priestfield Drove, Gedney, this delightful detached bungalow offers a perfect blend of comfort and countryside charm. With NO CHAIN, this property is ready for you to move in and make it your own.

Upon entering, you are greeted by a spacious entrance hall that leads to a bright and airy double-aspect lounge, where you can enjoy picturesque views of the surrounding fields. The bungalow has recently undergone a full redecoration, with new carpeting in several rooms, creating a fresh and inviting atmosphere throughout. The modern integrated kitchen is well-equipped for all your culinary needs, and a convenient utility boot room is located just off it, complete with a modern boiler for added efficiency.

This charming home boasts three well-proportioned bedrooms, providing ample space for family or guests. The newly installed shower room adds a touch of modernity and convenience to your daily routine.

Outside, the property is set in a non-estate location, offering stunning field views to the front, side and rear. There is a vast amount of parking space, perfect for multiple vehicles, a caravan, or a motorhome. The detached double garage, complete with electric doors, adds further practicality to this wonderful home.

The location is ideal while still being well-connected. The A17 provides excellent road links to Norfolk, Boston, Lincoln, and Spalding. Long Sutton, a charming Georgian market town, is just a five-minute drive away, offering a variety of independent and national shops. Similarly, Holbeach is also a short drive away, featuring Tesco, Aldi, and more local shops.

This bungalow is a rare find, combining modern living with the beauty of the countryside. Don't miss the opportunity to make this lovely property your new home.



Council Tax Band: B



Entrance Hall

UPVC obscured double glazed front door into the entrance hall which has a radiator, power points, loft hatch and airing cupboard.

Lounge

13'0 x 12'2

Double aspect with a UPVC double glazed box bay window to the front overlooking the fields, UPVC double glazed French doors to the side going onto the side garden, fireplace, power points, telephone point, TV point, radiator, ceiling fan and skimmed ceiling. (Measurements are into the box bay window).

Kitchen

11'3 x 11'0

UPVC double glazed window to the side, base and eye level units with work surface over, sink and drainer with mixer taps over, integrated brand new electric oven and grill, electric hob with extractor over, integrated fridge freezer, integrated dishwasher, tiled splashback, tiled floor, radiator, power points, TV points, telephone points, ceiling fan and skimmed ceiling with inset spotlights.

Utility Room

10'0 x 5'7

UPVC double glazed window to the front, composite obscured double glazed door to the side, base units with work surface over, sink and drainer with mixer tap over, space and point for washing machine, space and point for tumble dryer, wall mounted Worcester Bosch oil boiler, fuse box, radiator, power points, tiled splashback, tiled floor and skimmed ceiling.

Bedroom 1

11'7 x 11'3

UPVC double glazed window to side, ceiling fan, radiator, power points, telephone points, TV point and skimmed ceiling.

Bedroom 2

10'0 x 9'1

UPVC double glazed window to front, radiator, power points, TV point and skimmed ceiling.

Bedroom 3

10'0 x 8'4

UPVC double glazed window to the side, radiator, power points, TV point and skimmed ceiling.

Shower Room

Newly fitted shower room with UPVC obscured double glazed window to the rear, separate shower cubicle which has a built-in mixer shower over with a fixed showerhead and a separate showerhead on a

sliding adjustable rail, pedestal wash hand basin with mixer taps over, WC with push button flush, double shaver point, radiator, extractor fan, skimmed ceiling, fully tiled walls, tiled floor and storage cupboard with shelving.

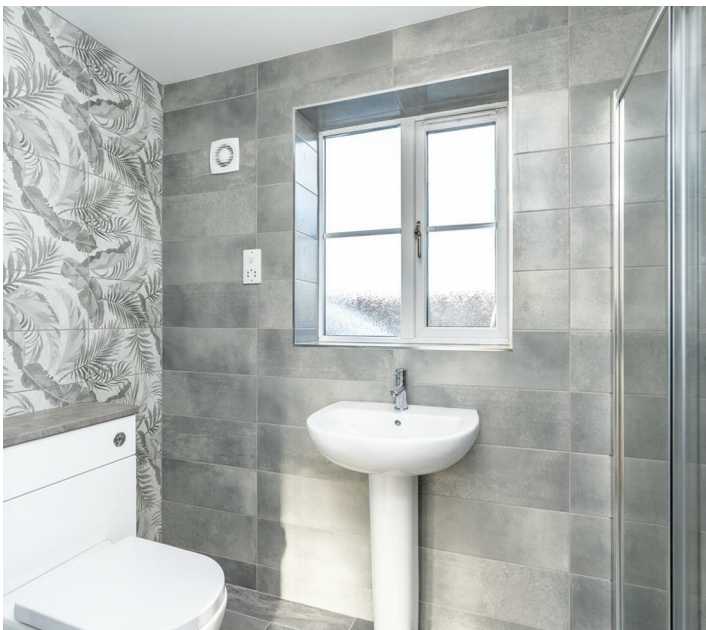
Outside

The property sits on a non-estate location and has open field views to the front and rear. There's a vast amount of gravel off road parking for numerous vehicles including a motorhome or caravan. This leads to a detached double garage with remote controlled electric roller garage doors. Behind the double garage is a low maintenance garden which is enclosed by panel fencing and laid with decorative chipping. The rear garden is laid to patio and gravel, which leads to a side garden which is enclosed by panel fencing and is predominantly laid to lawn. There is a patio seating area coming off of the lounge, outside light which continues round to the front of the bungalow leading to the front door which has a storm porch with courtesy light and a pedestrian gate to the front.

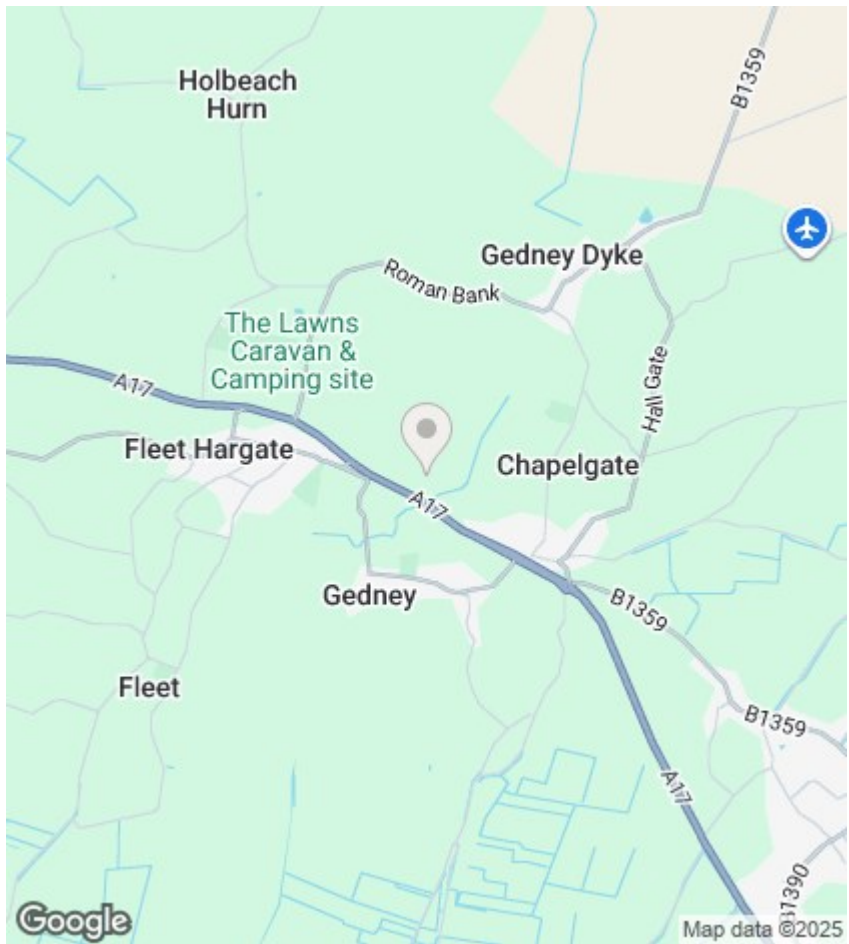
Double Garage

18'6 x 18'0

UPVC obscured double glazed window to the side, UPVC door to the side with power and lighting connected.







Viewings

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

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

