



BRADLEY JAMES

ESTATE AGENTS



**11 Welby Drive, Gosberton, Spalding, PE11 4HU**

**Asking price £299,950**

- Meticulous attention to detail that flows throughout
- The kitchen is finished to an exceptional standard
- Underfloor heating throughout
- Hi spec shower room
- Landscaped front and rear gardens
- Please check out the marketing video for this property
- Ceiling vents throughout which heat and air conditioned air flows through
- Hi spec bathroom
- Charming London lamp post
- Walking distance to Gosbertons amenities

# 11 Welby Drive, Spalding PE11 4HU

This bungalow is a must-see to fully appreciate the meticulous attention to detail that flows throughout this FULLY RENOVATED bungalow. Don't miss the opportunity to make this stunning property your new home.

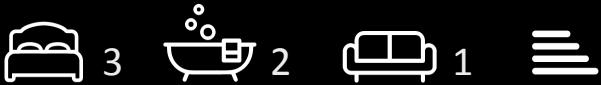
PLEASE CHECK OUT THE MARKETING VIDEO FOR THIS EXCEPTIONAL PROPERTY

Nestled on Welby Drive in the charming village of Gosberton, Spalding, this exquisite bungalow is a true gem that demands your attention. With three spacious bedrooms and two elegantly designed bathrooms, this property offers a perfect blend of comfort and style. The open-plan kitchen, dining, and lounge area is a highlight, featuring bi-fold doors that seamlessly connect to a beautifully landscaped rear garden. The kitchen is finished to an exceptional standard, complete with a breakfast bar that enhances the social atmosphere of this inviting space.

The bungalow boasts sunken coving with power for LED lighting, alongside multiple spotlights on separate switches, creating a warm and welcoming ambiance. Underfloor heating throughout ensures comfort in every season, while ceiling vents provide both hot and air conditioned cool air, making this home a year-round sanctuary. The quality of fixtures and fittings is evident throughout the entire property, extending to the outdoor areas as well.

The accommodation includes a utility room, adding to the practicality of this stunning home. Both the shower room and bathroom are equally impressive, providing luxurious spaces for relaxation. Outside, the front garden is beautifully landscaped, featuring a charming London lamp post and a block-paved driveway that leads to a single garage with a remote-controlled door. Side gated access leads to the tranquil rear garden, a perfect retreat for unwinding after a busy day.

Conveniently located within walking distance to Gosberton's fantastic amenities, including a doctors' surgery, dentist, primary school, Victoria tea house, and butchers, this property truly has it all.



Council Tax Band: B



## Entrance Hall

Composite double glazed side door into the entrance hall which has marble effect tiled floor, underfloor heating, power points, stepped coving with inset LED lighting, inset spotlights and zonal controlled thermostat.

## Utility Room

6'5 x 6'4

UPVC double glazed window to the rear, base and eye level units with quartz worksurface over, sink with mixer tap over, wall mounted gas boiler, space and plumbing for washing machine, space and point for tumble dryer, commercial fuse box, power points, thermostat zone control, telephone point, loft hatch and marble effect tiled floor.

## Open Plan Kitchen Diner/Lounge

25'8 x 13'6

Double aspect with a UPVC double glazed window to the side and double glazed bifold doors to the rear. There's a high spec integrated kitchen with kickboard lighting, base and eye level units and quartz work surface over, sink with mixer taps over, double Neff electric oven and grill with a warming plate below, integrated Neff fridge freezer, integrated Neff induction hob with centre extractor fan integrated, Neff dishwasher, integrated Neff wine cooler, power points sunken into the island, dining breakfast bar, underfloor heating, marble effect tiled floor, power points with USB charging points, zonal thermostat heating control, dual TV points, step coving with inset LED lighting, multiple inset spotlights with switchable colour, alarm, air-conditioning and heating with vents in the ceiling.

## Hallway

Loft hatch with pulldown ladder, the loft is fully boarded, stepped coving with inset spotlights, marble effect tiled floor with underfloor heating, power points and zonal thermostat control.

## Bedroom 1

11'0 x 9'4

UPVC double glazed window to the front, underfloor heating, zonal thermostat heating control, power points, TV point, stepped coving with inset LED lighting, skinned ceiling with inset spotlights, ceiling vents for air-conditioning and heating.

## Bedroom 2

12'7 x 8'6

UPVC double glazed window to the front, underfloor heating with zonal thermostat control, power point, TV point, skinned ceiling with inset spotlights, stepped coving with inset LED lighting, ceiling vents for air-conditioning and heating.

## Bedroom 3

9'0 x 8'7

UPVC double glazed window to the side.

## Shower Room

UPVC obscured double glazed window to the side, walk in double shower with inset shelving and inset LED lighting, built-in mixer shower with a oversized fixed showerhead and a separate showerhead on a sliding adjustable rail, wall mounted heated towel rail, vanity wash basin with mixer taps over and double drawers beneath, wall mounted Smart Mirror with LED lighting and Bluetooth connectivity for music and telephone calls, WC with push button flush, tiled floor with underfloor heating and skinned ceiling with inset spotlights.

## Bathroom

High-level UPVC double glazed window to the side, freestanding bath with corner mounted mixer taps over and a handheld mixer tap showerhead over with inset shelving and LED mood lighting, mood kickboard lighting, wall mounted heated towel rail, vanity unit with mixer taps over and double storage drawers beneath, wall mounted mirror with inset LED lighting and Bluetooth connectivity for telephone calls and music, WC with pushbutton flush, underfloor heating, tiled floor and wolves, extract fan and skinned ceiling with inset spotlights.

## Outside

Newly erected fences around the border, London style lamp post, five bar gate, block paved off-road parking to the front and side leading to your single garage 23'4 x 10'4 which is longer than average, remote controlled electric roller door, radiator, multiple power points, multiple LED strip lights, built-in storage cupboards with inset shelving and hanging space, water softener and a composite door leading into your rear garden. The rear garden is enclosed by newly erected panel fencing, has an upgraded patio seating area, laid to lawn, outside lights, outside power points, outside tap, out side lighting sets beneath the patio and wall mounted air-conditioning unit.







## 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)	A		
(81-91)	B		
(69-80)	C		
(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	



Total area: approx. 101.0 sq. metres (1087.4 sq. feet)