



54 ROMAN BANK SPALDING, PE12 0AR

£300,000
FREEHOLD

Welcome to this charming detached bungalow located on Roman Bank in Gedney Dyke, Spalding. This delightful property boasts two reception rooms, three cosy bedrooms, and a modern bathroom, offering a comfortable and spacious living space spanning 1,500 sq ft.

Situated in a serene location, this bungalow provides picturesque open field views, creating a tranquil and relaxing atmosphere. The property's proximity to local towns ensures convenience while still enjoying the peace and quiet of the countryside.

The highlight of this home is the modern kitchen, perfect for whipping up delicious meals and entertaining guests. Additionally, the enclosed rear garden provides a private outdoor space, ideal for enjoying a morning coffee or hosting summer barbecues.

Parking will never be an issue with space for three vehicles, along with off-road parking available. Whether you're looking for a peaceful retreat or a family home with ample space, this detached bungalow offers the best of both worlds. Don't miss the opportunity to make this lovely property your own.

54 ROMAN BANK

- WHEELCHAIR FRIENDLY WITH LARGE EXTRA WIDE DOORS • OPEN FIELD VIEWS • EXCELLENT LOCATION • ENCLOSED REAR GARDEN • IMMACULATEDLY PRESENTED THROUGHOUT • MODERN KITCHEN/DINER • AMPLE OFF ROAD PARKING • LARGE LOUNGE • VIEWING HIGHLY RECOMENDED



Summary Description

A spacious detached bungalow situated in a semi-rural location and benefiting from open fields to the front and rear aspects. The property is only a short distance from the nearby market towns of Holbeach and Long Sutton which offer a range of shops and amenities!!

The well presented accommodation comprises:

Entrance porch, entrance hall, lounge/diner, modern re-fitted kitchen/breakfast room, large family 4 piece family bathroom, 3 bedrooms with the master having an ensuite cloakroom. The property also has the added benefit of uPVC double glazed windows and doors throughout.

Outside, there is a garden to the front aspect and a gravel driveway providing off road parking and access to the attached single garage. To the rear there is an established garden area which is mainly laid to lawn and features inset shrub and flower borders.

Entrance Vestibule

A large welcoming entrance to the house, with ample storage for shoes and coats. UPVC double glazed windows to front and side elevation. Laminate flooring and wheelchair accessible.

Hallway

Large extra wide hallway, all perfect for wheelchair accessibility the doors to every room are also extra wide perfect for anyone with mobility aids.

Lounge

Great sized lounge, with features fireplace, immaculately presented throughout.

Kitchen/Diner

Modern kitchen/diner, with sliding doors opening onto the rear garden with open fields views.

Bedroom 1

The master bedroom, with UPVC double glazed window overlooking the rear garden, and a ensuite cloakroom.

Ensuite Cloakroom

Ensuite toilet and sink to the master, which could have a shower added with some minor alterations.

Bedroom 2

Located to the rear of the property, this double bedroom is well presented with UPVC double glazed window overlooking the rear garden.

Bathroom

Large four piece family bathroom, modern style with excellent decor, featuring sink, toilet basin, shower and freestanding bath.

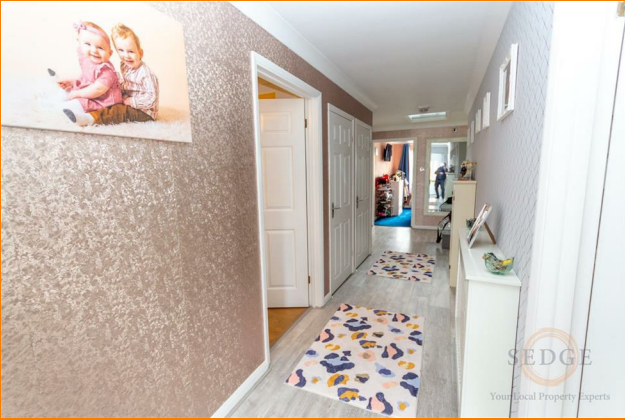
Bedroom 3

Excellent single bedroom to the front of the property, would make an ideal third bedroom or an at home office space.

Garage

Single garage with up and over garage door.

54 ROMAN BANK





SEdge

Your Local Property Experts

54 ROMAN BANK

ADDITIONAL INFORMATION

Local Authority – South holland

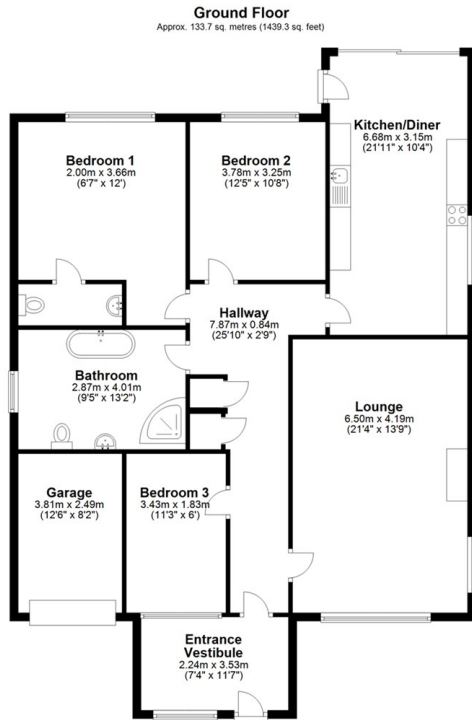
Council Tax – Band B

Viewings – By Appointment Only

Floor Area – 1500.00 sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Spalding Office Sales
11 The Crescent
Spalding
Lincolnshire
PE11 1AE

01775 713 888
enquiries@sedge-homes.com
www.sedge-homes.com

