



42 WELBY DRIVE SPALDING, PE11 4HU

£239,950
FREEHOLD

Nestled in the serene village of Gosberton, Spalding, this charming detached bungalow on Welby Drive offers a tranquil retreat for those seeking a peaceful abode.

As you step inside, you are greeted by a modern interior that exudes warmth and comfort. The property boasts a spacious reception room, perfect for entertaining guests or simply unwinding after a long day. With two generously sized double bedrooms, there is ample space for relaxation and rest.

The property features a well-maintained bathroom, ensuring convenience and comfort for its residents. The single garage and car port provide parking for up to four vehicles, making it ideal for



42 WELBY DRIVE

- Immaculately Presented • Quiet Cul-De-Sac • Electric Garage Door • Ample Off Road Parking • Enclose Rear Garden • Car Port and Garage • Modern Interior • UPVC Double Glazing • Gas Central Heating • Call Today



Summary

Nestled in the serene village of Gosberton, Spalding, this charming detached bungalow on Welby Drive offers a tranquil retreat for those seeking a peaceful abode.

As you step inside, you are greeted by a modern interior that exudes warmth and comfort. The property boasts a spacious reception room, perfect for entertaining guests or simply unwinding after a long day. With two generously sized double bedrooms, there is ample space for relaxation and rest.

The property features a well-maintained bathroom, ensuring convenience and comfort for its residents. The single garage and car port provide parking for up to four vehicles, making it ideal for families or those who enjoy having guests over.

One of the highlights of this property is the enclosed rear garden, offering a private outdoor space where you can enjoy the fresh air and soak up the sunshine in peace. Whether you have a green thumb or simply enjoy al fresco dining, this garden is sure to be a delightful retreat.

Built in the 1970s, this bungalow has stood the test of time and offers a solid foundation for you to make it your own. With a total of 805 sq ft of living space, there is plenty of room to personalise and create a home that suits your lifestyle.

Don't miss out on the opportunity to own a piece of tranquillity in this quiet village location. Book a viewing today and discover the potential that this delightful bungalow has to offer.

Hallway

Radiator, power point, loft hatch.

Kitchen

UPVC double glazed window to the front, base and eye level units with a work surface over, sink and drainer with a mixer tap over, space and point for a free standing cooker with an

extractor hood over, space and plumbing for a washing machine, space and point for a fridge/freezer, space and plumbing for a dishwasher, breakfast bar, tiled splash backs, tiled floor, power points, inset spotlights.

Bathroom

UPVC obscured double glazed window to the side, 'P' shaped panelled bath with a mixer tap and mixer tap shower over, pedestal washbasin with a mixer tap over, W.C with a push button flush, fully tiled walls, tiled floor, radiator, skimmed ceiling with inset spotlights.

Lounge

UPVC double glazed window to the front and to the side, radiator, power points, TV point, electric fireplace, telephone point.

Bedroom 2

UPVC double glazed window rear, radiator, power points.

Bedroom 1

UPVC double glazed window and door to the rear, radiator, power points, inset spotlights.

Garage

Electric up and over door, power and lighting connected.

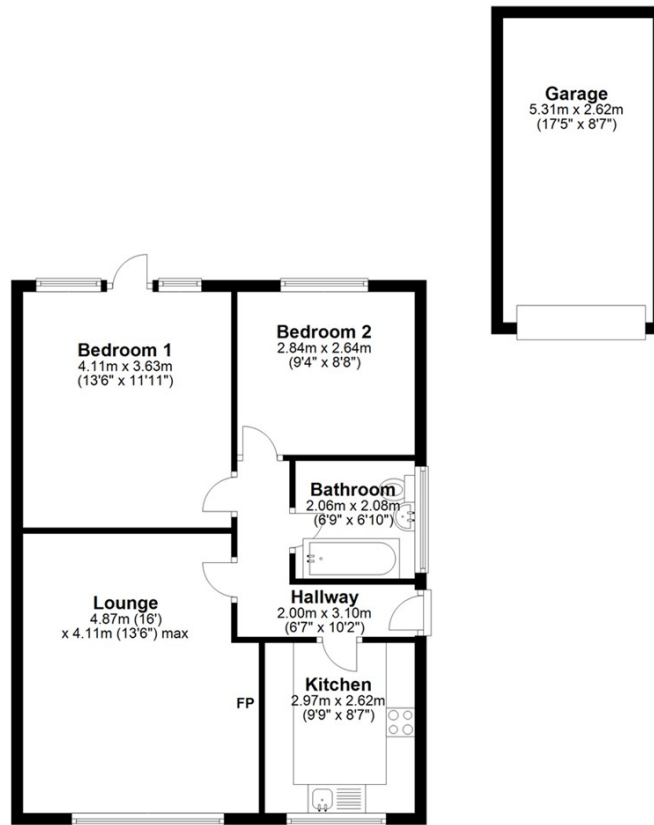
Exterior

The front of the property is laid to lawn and patio paved off-road parking, with double wooden doors opening up to the car port and a side door to the dwelling. The side gated pedestrian access opens up to the rear garden, which is enclosed by panelled fencing and is predominately laid to lawn with a concrete seating area.

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Ground Floor
Approx. 74.8 sq. metres (805.2 sq. feet)



Total area: approx. 74.8 sq. metres (805.2 sq. feet)
42 elby drive



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		84	
(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	

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

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