



**CHURCHILL DRIVE, SPALDING, PE11 2RN**  
**£325,000 FREEHOLD**

A lovely bungalow in a fantastic spot, just around the corner from riverside walks along the Coronation channel, a 10-minute stroll from the town yet far enough out to enjoy the countryside on your doorstep. Set back from the road with a long driveway, ample parking with generous and attractive gardens.

Market Deeping | 01778 347098 | [marketdeeping@winkworth.co.uk](mailto:marketdeeping@winkworth.co.uk)

**Winkworth**  
 for every step...



[winkworth.co.uk](http://winkworth.co.uk)





## **ACCOMMODATION**

Turning into the long driveway, and up to the wide frontage with ample parking and turning area, up to part glazed UPVC entrance door through to:

### **ENTRANCE PORCH**

A place to kick your shoes off and hang a coat, with glazed entrance door opening through to:

### **ENTRANCE HALL**

With recessed double airing cupboard and loft access

### **SITTING ROOM/DINING**

**24'10 x 16'7 (max) 9'1 (min) L shape** a great reception room, bright and spacious with UPVC bow window to the front aspect and further UPVC window to the side, dual radiators, power points and feature fireplace (discounted)

### **KITCHEN**

**13'6 x 11'6** with UPVC window to the rear aspect and part glazed door to the rear, comprising a range of base and eye level storage units, incorporating roll edge work surface with 1 ¼ sink inset, integrated double oven and four ring hob, wall mounted boiler, tiled splashbacks, radiator and power points.

### **UTILITY ROOM**

**14'5 (max) x 7'4 (max)** a handy addition to the accommodation with UPVC window to the rear aspect and glazed UPVC door to the side, ½ tiled walls, fridge freezer space, plumbing and space for washing machine, space for tumble dryer, power points and tiled effect flooring.

### **CLOAKROOM**

With frosted UPVC window to the rear aspect, comprising a two-piece suite, low level WC and wash hand basin, tiled effect flooring.

### **BEDROOM**

**10'4 x 9'1** a good double bedroom with UPVC window to the front aspect, radiator and power points.

### **BEDROOM**

**13'1 x 10'10** another double bedroom with UPVC window to the front aspect, with built in bedroom furniture with double and single wardrobes, vanity unit and overhead storage, radiator and power points.

### **BEDROOM**

**10'1 x 11'4** with UPVC window to the rear aspect, built in bedroom furniture with double and single wardrobes, radiator and power points.

### **BATHROOM**

With frosted UPVC window to the rear aspect, comprising a four-piece suite, low level WC, wash hand basin, corner bath and shower cubicle, fully tiled walls, radiator and extractor fan.

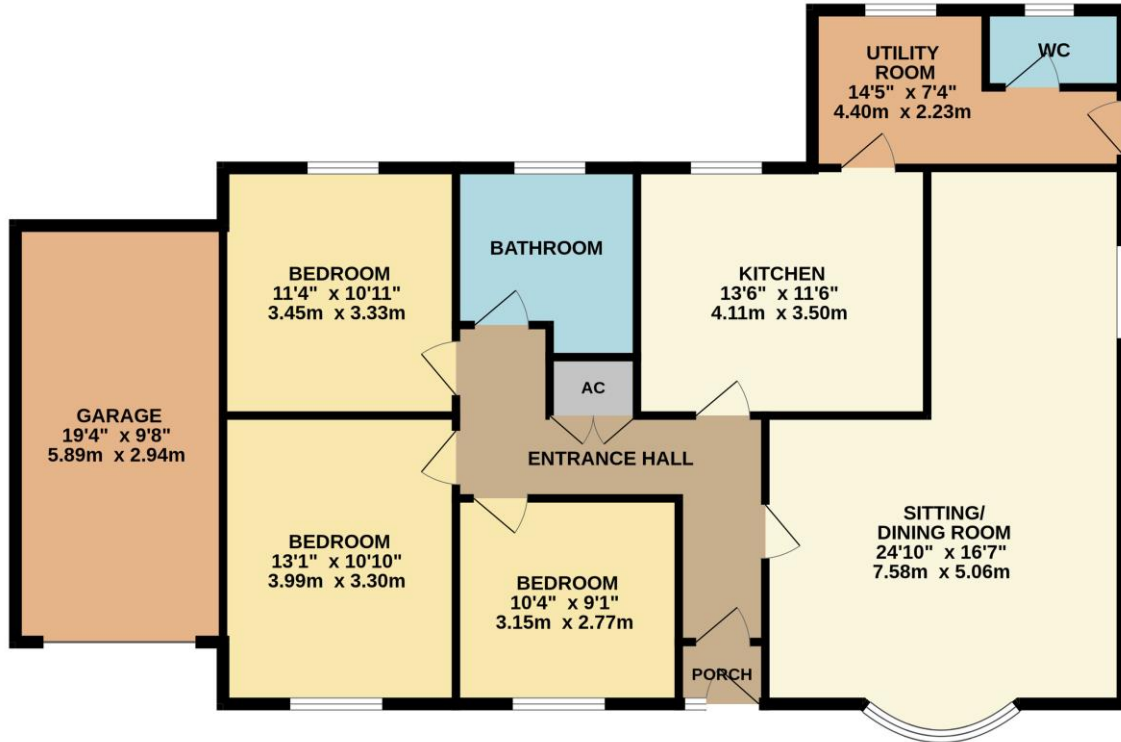
### **OUTSIDE**

A fantastic location just across from riverside walks along the Coronation channel, an established and popular enclave, a 10-minute stroll to the town centre. The property is set back from the roadway toward the end on a long driveway, turning the corner and ample parking opens up in front of you with turning space and **SINGLE GARAGE 19'4 x 9'8** with up and over door, power and light connected. Dual timber gates open through to hardstanding for a caravan. The rear gardens are beautiful and well-tended, generous lawns with a number of patio seating areas, mature and we stocked borders, timber summer house with veranda and decked entrance, granite chipped beds and timber shed.





GROUND FLOOR  
1338 sq.ft. (124.3 sq.m.) approx.



TOTAL FLOOR AREA: 1338 sq.ft. (124.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> (92+)		82
<b>B</b> (81-91)		
<b>C</b> (69-80)		
<b>D</b> (55-68)	64	
<b>E</b> (39-54)		
<b>F</b> (21-38)		
<b>G</b> (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**Winkworth**

Market Deeping | 01778 347098 | marketdeeping@winkworth.co.uk

for every step...

[winkworth.co.uk](http://winkworth.co.uk)

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.