



## 2 RIVER BANK

SPALDING, PE11 3AA

**£449,500**  
**FREEHOLD**

A Truly Idyllic Riverside Retreat – Immaculate Bungalow with Breathtaking Views, Wildlife, and a Garden That Touches the Riverbank. Tucked away in a peaceful and private setting along the banks of the River Welland, this immaculately presented detached bungalow offers a rare opportunity to live surrounded by nature without sacrificing comfort or style. From kingfishers darting over the water to tranquil reflections at sunset, this is a home that delivers stunning views 365 days a year. Whether you're enjoying wine on the raised patio, launching a kayak from the garden's edge, or simply watching the seasons change from the warmth of your lounge, this riverside setting is nothing short of magical.

# 2 RIVER BANK

- Stunning riverside location with direct access to the River Welland
- Floor-to-ceiling windows framing unbeatable water views
- Abundant wildlife right from your garden – spot kingfishers, herons & more
- Log burner & oak beam for cosy evenings in the vaulted lounge
- Bi-fold doors & raised patio – perfect for summer entertaining
- Three spacious double bedrooms
- Luxury family bathroom with twin sinks and rainfall shower
- Stylish kitchen/diner with solid oak worktops and integrated appliances
- Dedicated utility room – ideal for laundry and storage
- 30-min riverside walk into Spalding + quick A16 access



## Description

Immaculate Riverside Bungalow with Spectacular Views and Stylish Interiors

An exceptional opportunity to own a beautifully presented riverside home in one of Spalding's most peaceful and picturesque settings.

Set directly on the banks of the River Welland, this stylish and spacious three-bedroom detached bungalow offers uninterrupted views, abundant wildlife, and a truly tranquil lifestyle. Whether you're relaxing with a coffee as the sun rises over the water, or entertaining friends on the raised patio as boats drift by, this is a home designed for both comfort and connection with nature.

Inside, the property is finished to an exceptional standard with oak flooring, vaulted ceilings, floor-to-ceiling glazing, and a seamless blend of contemporary design and warm, natural materials. Every detail has been thoughtfully curated to complement the stunning location.

### Key Features

Prime riverside position with direct access to the River Welland

Floor-to-ceiling windows with spectacular views

Immaculately presented throughout with oak finishes and vaulted ceilings

Three generous double bedrooms including master with ensuite

Spacious vaulted lounge with log burner and bi-fold doors

Stylish kitchen diner with solid oak worktops and integrated appliances

Fully tiled family bathroom with twin basins and waterfall shower

Separate utility room with views over the garden

Raised patio and lawned garden with riverbank access

Off-road parking for three vehicles

### Accommodation

Entrance Hall – 2.93m x 5.77m (16.9 sqm / 182 sqft)

A bright and welcoming space featuring skylights, oak flooring, and a vaulted ceiling. The hall provides access to a fully boarded loft, with trusses arranged to make future conversion straightforward.

Kitchen / Dining Room – 3.34m x 7.75m (25.8 sqm / 278 sqft)

The heart of the home. Fitted with sleek grey cabinetry, solid oak worktops, and a chevron tiled floor. Integrated AEG appliances include oven, grill, microwave, washer-dryer, and dishwasher. A spacious and sociable area ideal for family life or entertaining.

Lounge – 4.6m x 6.41m (29.5 sqm / 317 sqft)

A standout feature of the home. Vaulted ceiling, floor-to-ceiling windows with uninterrupted river views, log burning stove with exposed oak beam, and bi-fold doors leading to the patio. A truly stunning space in all seasons.

Utility Room – 1.75m x 3.42m (6 sqm / 64 sqft)

Located off the hallway, this practical space includes a rear window overlooking the garden and river. Ideal for laundry, storage, or keeping daily life neatly tucked away.

### Bedroom Wing

Master Bedroom with Ensuite – 3.78m x 5.09m (19.2 sqm / 207 sqft)

A spacious and peaceful retreat with room for wardrobes and further furniture. The ensuite is tastefully finished with shower enclosure, WC, and hand basin set into oak cabinetry with quality tiling throughout.

Bedroom 2 – 3.58m x 3.24m (11.6 sqm / 124 sqft)

A well-proportioned double bedroom with a stunning view over the garden and river. Ideal as a guest room or second bedroom.

Bedroom 3 – 3.18m x 5.51m (17.5 sqm / 188 sqft)

A large and versatile double room positioned at the front of the property. Perfect for a child's room, guest room, or home office setup.

Family Bathroom – 2.91m x 1.8m (5.2 sqm / 56 sqft)

Fully tiled with neutral tones and bespoke oak detailing. Twin hand basins, WC, and a P-shaped bath with waterfall shower make this an inviting and luxurious space.

Exterior  
Garden

This garden is truly special. Mainly laid to lawn with a large, raised tiled patio — ideal for dining, relaxing, or soaking in the natural beauty that surrounds. Railway sleepers lead gently down to the river's edge, and moorings can be applied for via South Holland District Council. It's a haven for birdwatchers and nature lovers, with kingfishers, herons and swans frequently spotted.

### Parking

Off-road parking is provided to the side of the property, with space for three vehicles.

### Location

Situated on River Bank to the south of Spalding, this home offers a quiet, rural feel with the benefit of quick access to nearby towns.

30-minute walk along the river into Spalding town centre

Easy access to the A16 – 25 minutes to Peterborough

Close to Baytree Garden Centre and Springfield Outlet

Several local shops and convenience stores within walking distance

### Summary

This is a rare and remarkable property. Combining an idyllic riverside setting with immaculate interiors and a layout that flows beautifully, it offers a unique lifestyle for anyone seeking peace, space, and style.

Early viewing is highly recommended. Contact Sedge Estate Agents today to arrange your appointment.

These particulars are intended to give a fair and accurate description of the property to the best of the agent's knowledge at the time of marketing. They do not constitute part of an offer or contract.

Some properties may be subject to additional charges such as estate management charges, rentcharges, service charges, or other ongoing costs relating to communal areas or shared infrastructure. Prospective purchasers are advised to make their own enquiries and seek confirmation of all details, including tenure and any associated charges, via their solicitor prior to exchange of contracts.

# 2 RIVER BANK





SEDGE

Your Local Property Experts

## 2 RIVER BANK

### ADDITIONAL INFORMATION

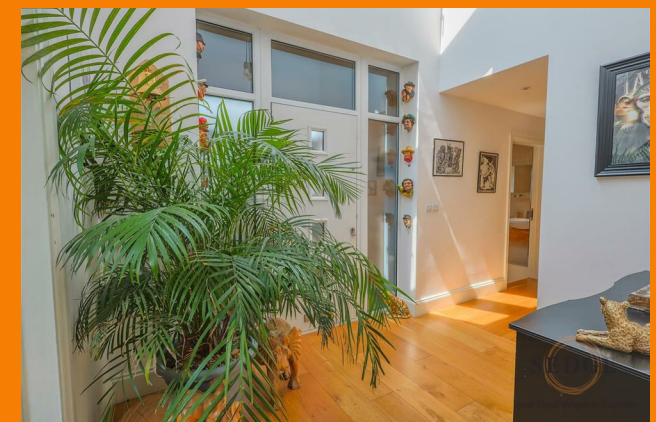
**Local Authority** –

**Council Tax** – Band D

**Viewings** – By Appointment Only

**Floor Area** – sq ft

**Tenure** – Freehold





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

