



BRADLEY JAMES

ESTATE AGENTS



14 Poachers Gate, Pinchbeck, Spalding, Lincolnshire, PE11 3JP

Asking price £245,000

- SOLD BY BRADLEY JAMES ESTATE AGENTS
- ANNEX POTENTIAL
- THREE BEDROOMS
- LOUNGE
- CONVERTED GARAGE
- FORMER SALES OFFICE
- EXTENDED TO THE REAR
- MODERN SHOWER ROOM
- DINING ROOM
- WALKING DISTANCE TO LOCAL SHOPS

14 Poachers Gate, Spalding PE11 3JP

SOLD BY BRADLEY JAMES ESTATE AGENTS

Bradley James offers for sale this NO CHAIN Extended detached three bed bungalow which is located in the charming area of Poachers Gate, Pinchbeck. This extended detached bungalow presents an excellent opportunity for those seeking a spacious and versatile home and has potential to create an annex to the rear. Previously serving as the old sales office, the property has been thoughtfully modernised, featuring a contemporary kitchen and a stylish shower room. The generous lounge, complemented by a dining room, offers a welcoming space for relaxation and entertaining.

The bungalow boasts three well-proportioned bedrooms, with the master bedroom benefiting from an en-suite for added convenience. A minor adjustment is required to create a partition wall between the utility area and the first bedroom, allowing for a more defined bedroom space.

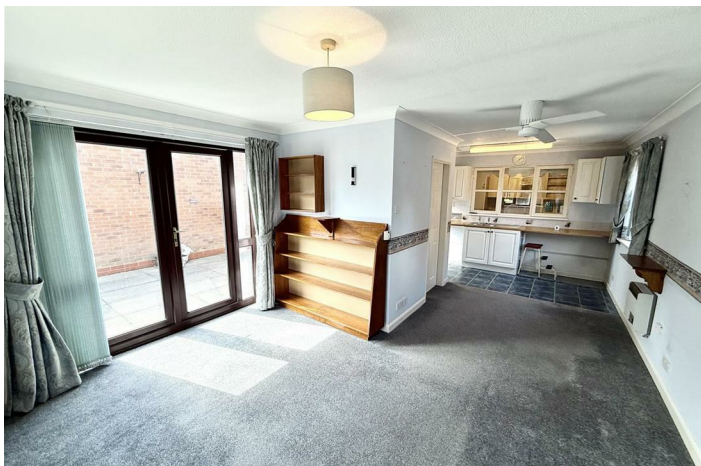
Outside, the property excels with an impressive amount of off-road parking, leading to a converted garage and two additional sheds, providing ample storage solutions. The private rear garden is a delightful retreat, complete with a gate that opens onto the path behind, where a bus stop is conveniently located for easy access to local transport.

For those who appreciate community living, the bungalow is just a 10-15 minute walk from Pinchbeck's local amenities. Residents can enjoy the delights of Hargraves butchers, two Spar shops, a hairdresser, a fish and chip shop and a garden centre, all within easy reach.

This property is offered with no chain, making it an ideal choice for buyers looking to move in swiftly. With its blend of modern comforts and practical features, this bungalow is a wonderful place to call home.



Council Tax Band: B



Entrance Hall

UPVC obscured double glazed side door into the entrance hall which has a radiator, power point, one of three lofts which is boarded and an airing cupboard with shelving.

Lounge

14'2 x 12'8

UPVC double glazed box bay window to the front, radiator, power point, telephone points, TV points and an archway leading through to the dining room.

Dining Room

9'0 x 7'8

UPVC double glazed window to the side, radiator, power points and serving hatch.

Kitchen

12'5 x 9'4

Internal wooden sealed double glazed window going onto the rear extension, wooden obscured sealed double glazed door going onto the extension, base and eye level units with work surface over, sink and drainer with mixer taps over, freestanding cooker, space and plumbing for washing machine, space and point for fridge, wall mounted gas boiler housed in the kitchen cupboard, tiled splashback, tiled floor, radiator, power points and fuse box.

Utility Room

13'5 x 5'7

UPVC obscured double glazed door to the side going into the garden, UPVC double glazed window to the side, internal window going into the kitchen, base and eye level units with work surface over, sink and drainer with taps over, space and plumbing for dishwasher, space and point for tumble dryer, space and point for freezer, tiled splashback, radiator and loft hatch.

Bedroom 1

15'5 x 13'0 max

UPVC double glazed window to the rear, UPVC double glazed French doors to the side, radiator, power point, TV point, ceiling fan and light and telephone point. (A partition wall would have to be put up to separate bedroom one from the utility room).

Bedroom 1 En-suite

UPVC double glazed window to the side, separate shower cubicle which is fully tiled with an electric mixer shower, WC, pedestal wash hand basin with taps over, radiator, extractor fan, wall mounted light and shaver point.

Bedroom 2

11'0 x 9'4

Measurements into the built-in wardrobes, UPVC double glazed window to the rear, built-in wardrobes, radiator, power point and ceiling fan and light.

Bedroom 3

10'6 x 8'6

UPVC double glazed window to the front, measurements into the built-in wardrobes, radiator, power points, ceiling fan and light, built-in wardrobe, bedside cabinets and above bed storage.

Shower Room

UPVC obscured double glazed windows to the side, walk in shower cubicle with a shower seat, electric shower, pedestal wash hand basin with taps over, WC with push button flush and radiator.

Outside

To the outside the property has a vast amount of off-road parking and a carport which leads to the converted garage. There's a lockable side door which leads through to the rear garden which is half laid to patio and half laid to lawn, there is an outside tap and a gate to the rear allowing you access to the main road and to the bus stop, the bus stop is a 20 second walk. There is more storage to the side and a shed to the side with an additional shed to the rear of the converted garage, the second shed 11'6 x 7'2.

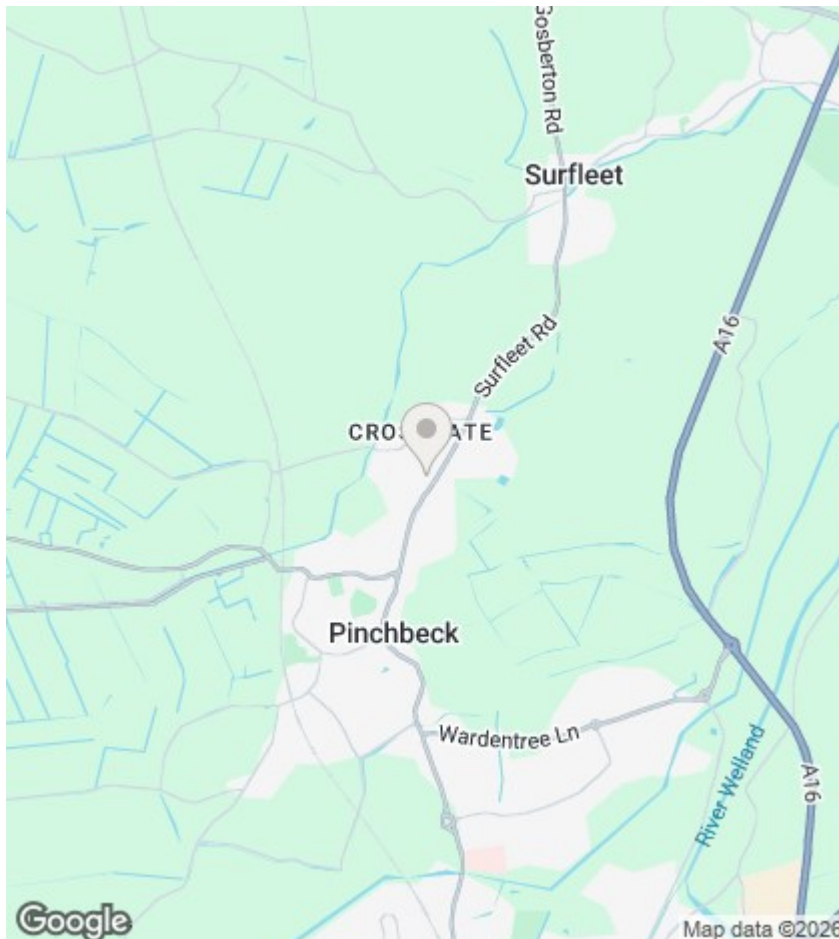
Converted Garage

17'7 x 8'5

Sliding double glazed patio door to the front, wooden door to the side going into the rear garden, work benches, fuse box, power points and the third loft hatch.







Viewings

Viewings by arrangement only. Call 01775 233130 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

