

BRADLEY JAMES

ESTATE AGENTS



## Millgate Lodge Winsover Road, Spalding, PE11 1HQ

Asking price £300,000

- Private plot
- En-suite to bedroom one
- Dining room
- Refitted bathroom
- Storage for caravan or motorhome
- Three double bedrooms
- Double aspect lounge
- Ideal property for two generations to live in comfortably
- Off road parking for around 8 cars
- Walking distance to the town centre and it's amenities including train and bus station

# Millgate Lodge Winsover Road, Spalding PE11 1HQ

Bradley James welcomes you to Winsover Road in the charming town of Spalding. This delightful detached bungalow located on a back plot, offers a perfect blend of space, comfort, and convenience. Spanning an impressive 1,361 square feet, this deceptively spacious home features THREE generous DOUBLE BEDROOMS and an EN-SUITE, making it ideal for families or those seeking extra room for guests.

Upon entering, you are welcomed by a spacious entrance hall that provides access to a variety of living spaces. The generous lounge is perfect for relaxation, while the kitchen diner serves as the heart of the home, ideal for family gatherings and entertaining. Adjacent to the kitchen, you will find a formal dining room or snug, along with a bright conservatory that invites the outdoors in.

The bungalow boasts two well-appointed bathrooms, including an en-suite for the master bedroom, ensuring comfort and privacy for all residents. The two additional double bedrooms share a recently re-fitted bathroom suite, adding to the home's modern appeal.

Outside, the vendor has advised the bungalow has right of access over and along the shared roadway leading to the property, there are no set maintenance fees, but should be mindful that you will have shared liabilities. The property is set on a substantial plot that offers ample off-road parking for up to eight vehicles, making it perfect for families with multiple cars or those with caravans and motorhomes.

The single garage provides additional storage or workshop space. Tucked away from the main road, this home enjoys a sense of privacy while still being within walking distance to Spalding town centre, where you can find a variety of amenities including Sainsbury's, Aldi, Lidl, restaurants, a butcher, and a local Spar shop. There is a train station and bus station in Spalding town centre. Springfields garden and outlet centre is a 5 minute drive away.



Council Tax Band: C



### Entrance Hall

20'0

Wooden obscured single glazed door into the entrance hall, has a built-in coat cupboard, airing cupboard with wall mounted gas boiler, radiator, power points, telephone points and loft hatch.

### Lounge

20'0 x 12'8

Double aspect with UPVC double glazed window to the front and side, radiator, power points, gas fireplace, TV point and wall lights.

### Kitchen Diner

15'4 x 15'0 x 10'1

UPVC double glazed window to the side going into the conservatory, wooden obscured single glazed door going onto the conservatory, base and eye level units with work surface over, sink and drainer with mixer taps over, integrated electric oven and grill, electric hob with extractor over, space and plumbing for washing machine, space and point for fridge, tiled splashback, tiled floor, fuse box, skimmed and coved ceiling with inset spotlights and a door leading through to the dining room.

### Dining Room

11'7 x 10'1

UPVC double glazed window to the front, radiator and power points.

### Bedroom 1

14'4 x 10'1

UPVC double glazed window to the rear, radiator, power points, skimmed and coved ceiling, TV points and door to the en-suite bathroom.

### Bedroom 1 En-suite Bathroom

UPVC obscured double glazed window to the side, WC, panel bath with mixer taps, pedestal wash hand basin with mixer tap over, wall mounted heated towel, half height tiled walls and tiled floor.

### Bedroom 2

13'6 x 10'3

UPVC double glazed window to the rear, radiator, power points and built-in wardrobes.

### Bedroom 3

13'6 x 10'3

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

### Shower Room

UPVC obscured double glazed window to the rear, vanity wash hand basin with mixer taps over, WC with

push button flush with storage cupboards and drawers beneath and worksurface over, double shower cubicle with a Aqualisa built-in mixer shower, wall mounted heated towel rail, half height tiled walls, tiled floor and extractor fan.

### Conservatory

13'1 x 5'3

Brick and UPVC construction with UPVC double glazed door to the side, power points and tiled floor.

### Outside

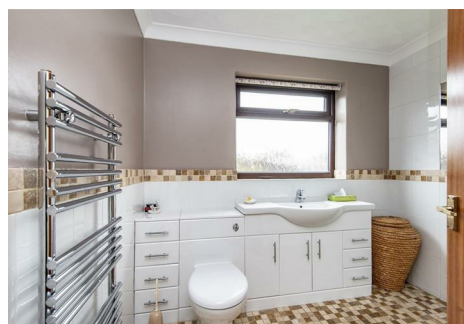
The property is accessed via a private drive. The property is on a back plot away from the road, there's a gravel driveway for off-road parking for four cars which opens up to block paved off-road parking for another four cars or a caravan or motorhome There is a front garden and rear garden which are enclosed by fencing. The rear is enclosed by panel fencing and is predominantly laid to lawn, the rest is a vegetable patch, greenhouse, shed and a single garage.

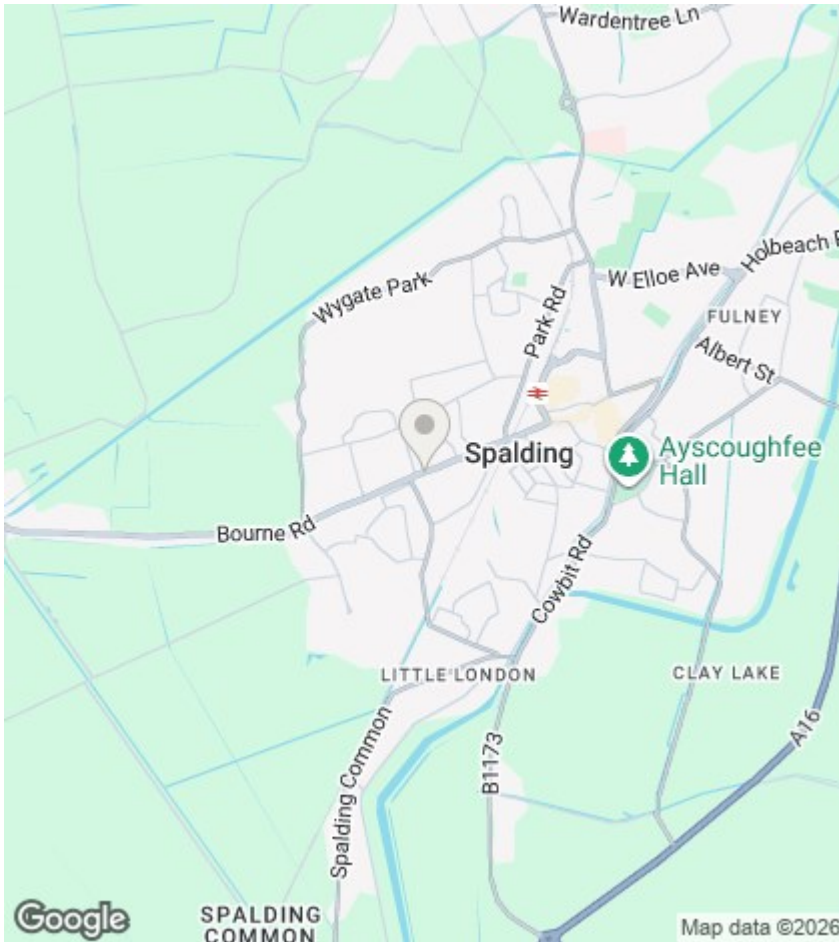
### Single Garage

16'8 x 9'0

Metal up and over door, power and lighting connected, fuse box and a wooden window to the side.







## Viewings

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

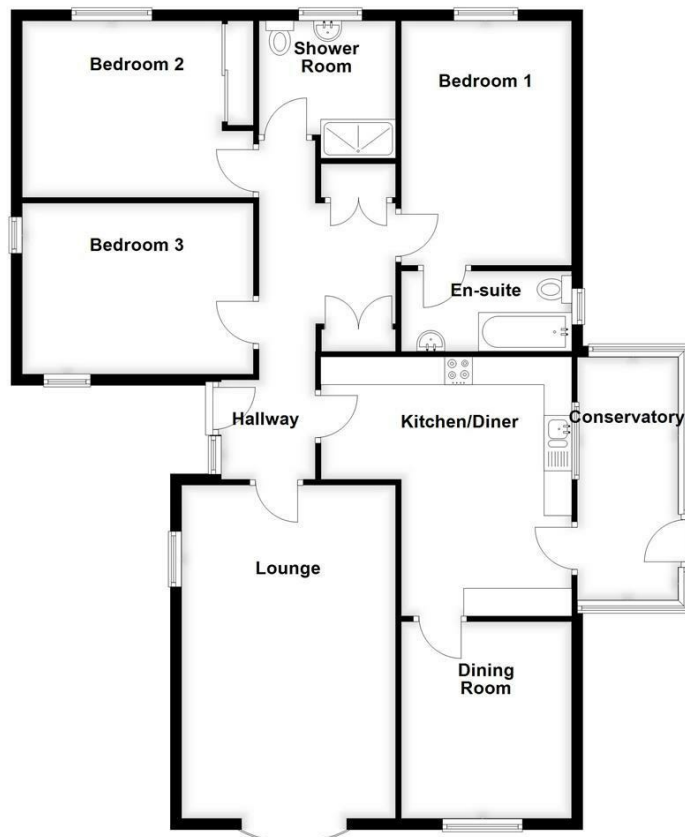
## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### Ground Floor

Approx. 126.5 sq. metres (1361.3 sq. feet)



Total area: approx. 126.5 sq. metres (1361.3 sq. feet)