



BRADLEY JAMES

ESTATE AGENTS



Plot 36, Keston Fields, Pinchbeck, Spalding, Lincolnshire, PE11 3PU

Asking price £375,000

- The last three-bedroom bungalow left on this development
- Open-plan triple aspect lounge, kitchen, dining room
- Breakfast bar and bi-fold doors
- En-suite and four-piece bathroom suite
- Off-road parking and single garage
- Brand new ready to move into
- Integrated Neff appliances including wine cooler
- Three double bedrooms
- Utility room
- Countryside walks on your doorstep

Bradley James welcomes you to Keston Fields a premium development in Pinchbeck. We offer for sale the last available three-bedroom detached bungalow on the estate.

Nestled in the desirable Keston Fields development in Pinchbeck, this stunning new build detached bungalow is offered with NO CHAIN. With three spacious double bedrooms, including a master suite with an en-suite shower room. This property is ideal for families or those seeking a comfortable retirement home.

The heart of the bungalow is its open-plan kitchen, dining, and lounge area, which is bathed in natural light thanks to its triple aspect design and bi-fold doors that seamlessly connect the indoor space to the rear garden. The kitchen is equipped with high-quality integrated Neff appliances, including a wine cooler, and features a breakfast bar that enhances the social atmosphere. A separate utility room discreetly houses noisy appliances, ensuring a peaceful living environment.

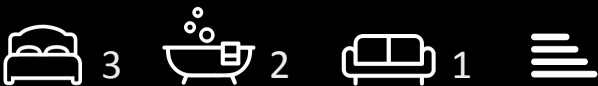
This property also boasts a four-piece bathroom, providing ample facilities for family and guests.

Outside, you will find off-road parking for two vehicles, leading to a single garage with direct access to the garden. The rear garden is a delightful space, featuring a lawn and patio area, perfect for outdoor entertaining or simply enjoying the tranquil surroundings.

The location offers the best of both worlds, with picturesque countryside walks right on your doorstep, while essential village amenities are just a short 15-minute stroll or a quick 2-minute drive away. Local amenities include a Spar shop, Hargrave's Butchers, a hairdresser, a pub, a primary school, and a popular fish and chip shop. For larger shopping needs, Morrisons is a mere five-minute drive away.

With excellent road links to the A16, connecting you to Norfolk, Lincoln, and Peterborough, and Spalding town centre just a 5-10 minute drive away, this property is perfectly situated for both work and leisure.

There is a management charge of £185 per annum.



Council Tax Band: New Build



Entrance Hall

25'1 x 5'0

Composite obscured double glazed front door into the entrance hall, radiator, power points, loft hatch and double airing cupboard.

Open-Plan Kitchen Diner Lounge

26'5 x 22'4

Triple aspect with UPVC double glazed windows to both sides, double glazed bi-fold doors to the rear, radiator, power points, TV points and telephone point, base and eye level units with work surface over, sink and drainer with mixer taps over, integrated double Neff electric oven and grill, integrated Neff fridge and freezer, integrated Neff dishwasher, Neff induction hob and Neff extractor fan, integrated wine cooler, central Island with breakfast bar and skimmed ceiling with inset spotlights.

Utility Room

13'0 x 5'8

Base units with work surface over, sink and drainer with a mixer tap over, space and plumbing for washing machine, space and point for tumble dryer, radiator, power points, skimmed ceiling with inset spotlights and a door to the garage.

Bedroom 1

13'0 x 12'2

UPVC double glazed window to the front, radiator, power points, some with USB charging, TV point, telephone points and a door to the en-suite shower room.

Bedroom 1 En-suite

Double shower cubicle with a built-in mixer shower with a fixed style rain showerhead and a separate showerhead on a sliding adjustable rail, wall mounted heated towel rail, WC with push button flush, vanity wash hand basin with mixer taps over with storage cupboards beneath and work surface over, tiled splashback and skimmed ceiling with inset spotlights.

Bedroom 2

12'3 x 10'8

UPVC double glazed window to the front, radiator, power points, some with USB charging, TV point and telephone point.

Bedroom 3

12'3 x 10'7

UPVC double glazed window to the side, radiator, power points, some with USB charging, TV point and telephone point.

Bathroom

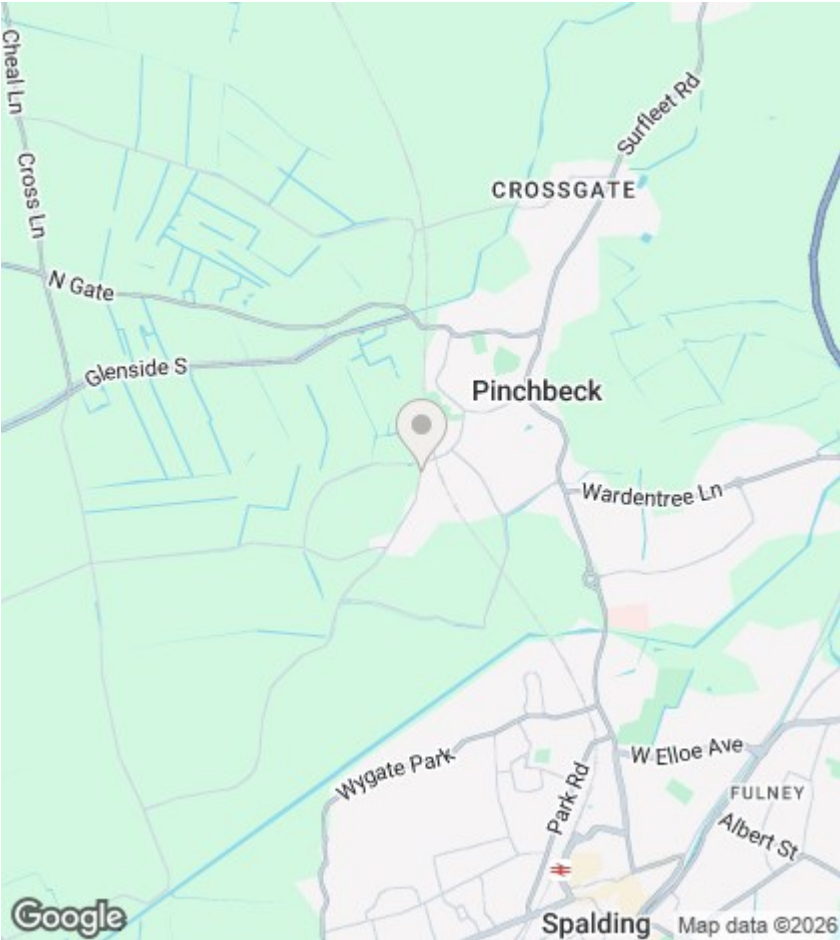
Four-piece bathroom suite, UPVC obscured double glazed window to the side, panel bath with mixer taps over and a mixer tap handheld shower, vanity wash hand basin with mixer taps over, WC with push button flush, wall mounted heated towel rail, double shower cubicle which is fully tiled with a built-in mixer shower and a fixed showerhead and a separate showerhead on a sliding adjustable rail, skimmed ceiling with inset spotlights and extractor fan.

Outside

There is block paved off-road parking which leads to the single garage with remote-controlled electric roller door, a door from the garage leading into the utility room and a UPVC double glazed window and door to the side leading to the rear garden, the rear garden is enclosed by panel fencing, it is laid to lawn and has a patio.







Viewings

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

EPC Rating:

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

