



BRADLEY JAMES

ESTATE AGENTS



7 Surfleet Road, Pinchbeck, Spalding, Lincolnshire, PE11 3XY

Asking price £280,000

- No chain
- Lounge, dining room and kitchen breakfast
- Four piece bathroom suite
- Off road parking for 4 cars that leads to a single garage
- Walking distance to local amenities
- Open field views to the rear
- Utility room
- Walk in airing cupboard
- Private rear garden with several seating areas and open field views
- Walking distance to local bus stop

Bradley James welcomes you to Surfleet Road in the charming village of Pinchbeck. This delightful detached bungalow is offered with no onward chain, ready for you to make it your own.

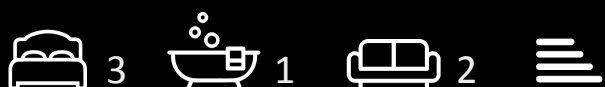
As you enter, you are greeted by a spacious entrance hall that leads to a welcoming lounge, where sliding doors open into a bright dining room, ideal for entertaining family and friends. The well-appointed kitchen breakfast area leads to a utility room which has convenient access to the rear garden, as well as an internal door leading to the single garage.

This bungalow boasts three generously sized bedrooms, providing ample space for relaxation, along with a stylish four-piece bathroom suite and a handy walk-in airing cupboard. The exterior of the property is equally impressive, featuring a good frontage with off-road parking for up to four vehicles, ensuring plenty of space for guests.

The enchanting rear garden is a true highlight, offering various areas to enjoy the outdoors, including an enclosed pergola and stunning views over the picturesque Lincolnshire countryside. The side gated access adds to the convenience of this lovely outdoor space.

Located within walking distance to Pinchbeck's excellent village amenities, you will find a Spar shop, Hargraves butchers, a hairdresser, a pub, a Chinese takeaway, a fish and chip shop, and a primary school, all just a stone's throw away. For those seeking a wider range of shops and services, the bustling town of Spalding is only a ten-minute drive away, complete with restaurants and a train station.

This bungalow is a wonderful opportunity for anyone looking to enjoy a peaceful lifestyle in a friendly community, surrounded by beautiful countryside. Don't miss your chance to view this exceptional property.



Council Tax Band: D



Entrance Hall

Composite double glazed front door into the entrance porch leading to wooden obscured single glazed internal doors to your entrance hall which has radiator, power points, archway through to the dining room with inset lighting, loft hatch and a walk-in airing cupboard with shelving and storage cupboards and wall mounted gas boiler.

Dining room

11'0 x 10'0

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

Lounge

13'0 x 12'0

UPVC double glazed window to the front, radiator, power points, telephone points, TV points, gas fire place, wall lights and internal sliding patio door leading through to the dining room.

Kitchen Breakfast Room

12'0 x 12'0

UPVC double glazed window to the side, wooden internal window and wooden stable door going into the utility garden room, base and eye level units with work surface over, sink and drainer with mixer taps over, integrated electric oven and grill with a four burner gas hob, integrated fridge, tile splashback, breakfast bar, radiator, power points some with USB charging.

Utility

14'5 x 9'2

UPVC double glazed window to the rear and the side and UPVC double glazed door to the rear garden, space and plumbing for washing machine, space and plumbing for dishwasher, water softener, space and point for fridge freezer, space and point for tumble dryer, power points and door to the garage.

Bathroom

Four piece bathroom suite with UPVC obscured double glazed window to the rear, panel bath with mixer taps over, WC, pedestal wash hand basin with mixer tap over, separate shower cubicle which is fully tiled with an electric shower, wall mounted heated towel rail, double shaver point and wall mounted electric heater.

Bedroom One

12'0" x 12'0"

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

Bedroom Two

12'0 x 11'0 max

UPVC double glazed window to the rear enjoying views

over the rear garden, radiator and power points some with USB charging points.

Bedroom Three

12'0 x 8'5

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

Outside

The front garden is low maintenance being laid to decorative chipping. There is tarmac off-road parking for four cars. This leads to your single garage.

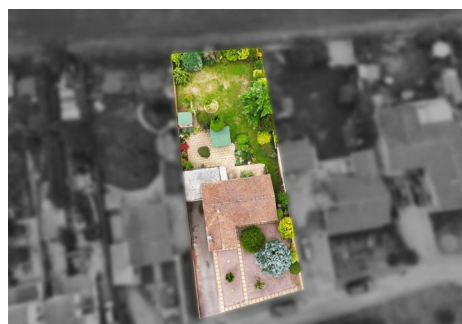
The rear garden is enclosed by panel fencing. There is an extended patio seating area, a pergola with decking and a wooden roof, a shed and raised flower beds. The rest is laid to lawn with open field views to the rear.

Single garage

17'4 x 10'1

Metal up and over door to the front, UPVC double glazed window to the rear, power points, fuse box and an internal door leading through to the utility room.







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	



Total area: approx. 125.4 sq. metres (1349.5 sq. feet)