



BRADLEY JAMES

ESTATE AGENTS



11 Wimberley Way, Pinchbeck, Spalding, Lincolnshire, PE11 3RY

Asking price £199,950

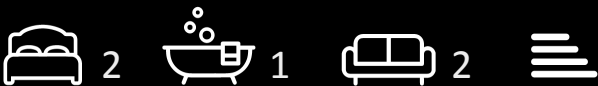
- No chain
- Refitted kitchen
- Lounge
- Off road parking and single garage
- Two double bedrooms
- Refitted shower room
- Conservatory
- Walking distance to local amenities

Nestled in the charming area of Wimberley Way, Pinchbeck, this delightful detached bungalow offers a perfect blend of modern living and convenience. With NO CHAIN, this property is ready for you to move in and make it your own.

Upon entering, you are welcomed by a spacious entrance hall that leads to a bright and airy lounge, providing views to the front of the property. The bungalow boasts two generously sized double bedrooms, one positioned at the front and the other at the rear, ensuring ample space for relaxation and rest. The heart of the home is undoubtedly the refitted kitchen, which has been thoughtfully designed to create a contemporary and functional space. Adjacent to the kitchen, you will find a conservatory that invites natural light and offers a seamless transition to the garden, perfect for enjoying the outdoors and it has a door leading into the garage from the conservatory.

The property also features a modern shower room, enhancing the overall appeal of this lovely home. Outside, the front garden is low maintenance and provides parking for two vehicles, along with a single garage for additional storage or vehicle space. There is side gated access leading to the rear garden, offering a private outdoor retreat.

Conveniently located within walking distance to local amenities, including a fish and chip shop, a Spar shop, Hargraves butchers, a public house, and a garden centre, this bungalow is ideally situated for those seeking a comfortable lifestyle in a friendly community. This property is a wonderful opportunity for anyone looking to enjoy the benefits of single-storey living in a desirable location.



Council Tax Band:



Entrance Hall

UPVC obscured double side door into the entrance hall which has a radiator, power point and loft hatch.

Kitchen

11'2 x 9'8

Double aspect with the UPVC double glazed window to the side, UPVC double glazed window to the rear going onto the conservatory, UPVC obscured double glazed door to the rear, base and eye level units with work surface over, sink and drainer with mixer taps over, space and point for freestanding cooker, space and point for fridge freezer, tiled splashback, radiator and power points.

Lounge

15'1 x 10'10

Double glazed window to the front, radiator, telephone point and TV point.

Conservatory

20'5 x 6'0

UPVC double glazed door to the rear garden, power points, space and plumbing for washing machine, wall lights and an internal door through to the garage.

Bedroom 1

11'3 x 11'0

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

Bedroom 2

10'7 x 9'8

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

Shower Room

UPVC obscured double glazed window to the side, separate shower cubicle which is fully tiled with a built-in mixer shower, vanity wash hand basin with mixer tap over and storage cupboard beneath, WC with push button flush, wall mounted heated towel rail and a boiler cupboard with wall mounted gas boiler.

Outside

Outside it is low maintenance and has gravel off-road parking which leads to the single garage. There is side gated access to the rear garden which is enclosed by panel fencing, it is predominantly laid to lawn, has a patio seating area and a shed.

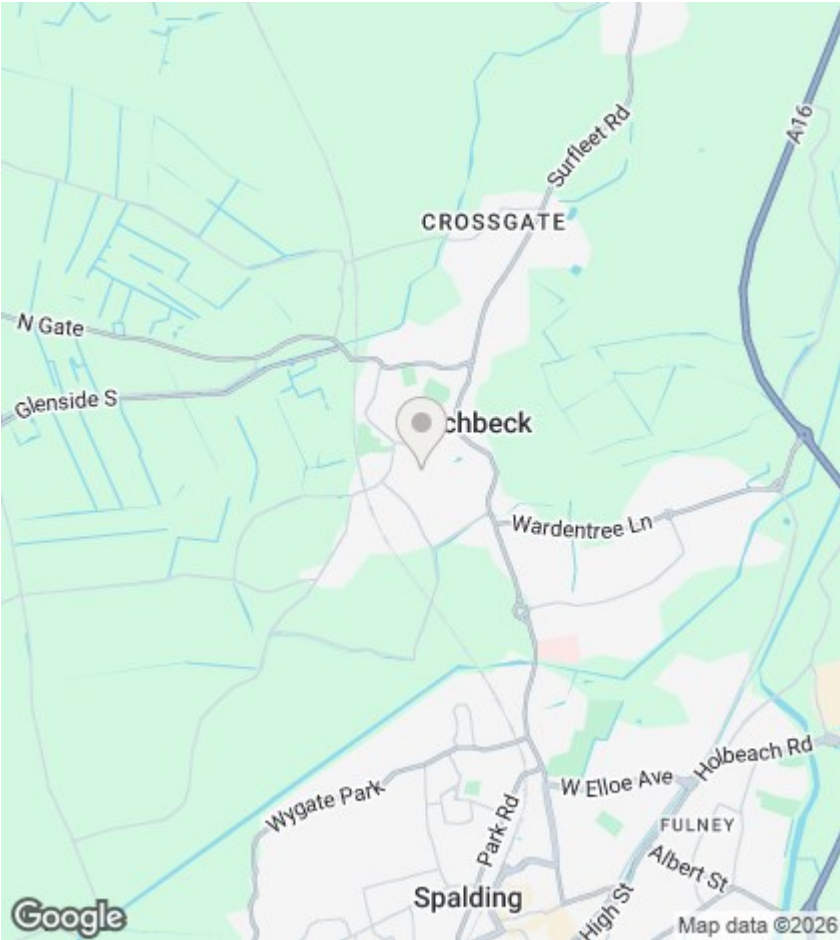
Garage

16'3 x 8'5

Metal up and over door, UPVC double glazed window to the rear, internal door to the conservatory, base units with work surface over, power points and fuse box.







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	



Floor Plan