BRADLEY JAMES

ESTATE AGENTS

Plot 1, 1 Fairmont Drive, Gosberton Risegate, Spalding, Lincolnshire, PE11 4ET

Asking price £317,500

- No chain
- En-suite shower room
- EV charger
- Off road parking and a single garage
- Walking distance to local pub
- Summer 2026 completion
- Development of only 6 bungalows
- Open plan kitchen diner and lounge
- Enclosed rear garden
- Countryside walks on your doorstep

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This exquisite three-bedroom detached bungalow on Fairmont Drive offers a unique opportunity to enjoy modern living in a countryside setting. Part of an exclusive development of just six bungalows, this property has been thoughtfully constructed by the highly reputable R K Wilson builders, ensuring quality and attention to detail throughout. Built in 2026 this new build property boasts a contemporary design and energy-efficient features, including an electric vehicle charger.

Computer generated images have been used to showcase what the property could look like

As you enter, you are greeted by a spacious entrance hall that leads to a versatile open-plan lounge, kitchen, and dining area, which is bathed in natural light thanks to its triple aspect design. For those who prefer a more traditional layout, you could install internal doors allowing you to separate the lounge from the kitchen, providing flexibility to suit your lifestyle.

The bungalow features three well-proportioned bedrooms, with bedroom one benefiting from an en-suite shower room for added convenience. A stylish three-piece bathroom suite serves the remaining two bedrooms, ensuring comfort for family and guests alike.

Outside, the property boasts off-road parking, leading to a single garage. The side gated access opens up to a delightful rear garden, perfect for enjoying the fresh air and picturesque surroundings. The property benefits from an EV charger included in the price.

The location is ideal for those who appreciate the beauty of the countryside, with scenic walks right on your doorstep. The newly renovated Black Horse pub is within walking distance, offering a lovely spot for socialising. Additionally, the amenities of Gosberton, including a local Co-op with a post office, butchers, doctors, and dentist, are just a short 3-4 minute drive away. The charming Victoria Tea House is also conveniently close.

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Council Tax Band: New Build

Entrance Hall
Composite double glazed front door into the entrance hall, storage cupboard and power points.

Kitchen Diner
20'5 x 12'5
Two UPVC in-frame double glazed windows to the front, UPVC double glazed window to the side, a choice of base and eye level unit units with work surface and integrated appliances. This continues through to the lounge and open plan living space.

Lounge/Open Plan Living Space
13'5 x 13'4
In-frame UPVC double glazed window to the side and UPVC double glazed French doors to the rear garden.

Bedroom 1
12'5 x 11'4
In-frame UPVC double glazed window to the front and door leading through to the en-suite shower room.

Bedroom 2
13'6 x 10'1
In-frame UPVC double glazed window to the rear.

Bedroom 3
19'7 x 9'3 max
In-frame UPVC double glazed window to the rear.

Bathroom
UPVC in-frame obscured double glazed window to the rear, panel bath, pedestal wash hand basin and WC.

Bedroom 1 En-suite
Double shower cubicle, WC and pedestal wash hand basin.

Outside
Outside for the three bedrooms there will be a front garden with off-road parking to the side which leads to your single detached garage with a side gated access leading to your rear garden which is enclosed by panel fencing and an EV charger.

Information about the site and property
Included :
Wall radiators throughout
EV charger
Air source heat pumps
Fibre direct to premises
One large Klargester unit for all 6 plots which is maintained by a management company
Flooring included to wet areas only (kitchen and bathrooms) from a selected vinyl range. There is a carpet range as well if you want to upgrade to full flooring.

Turf to the front
Rear will be levelled and sprayed off.
Turf to rear as a costed extra.
Extra slabs to the rear as a costed extra.

Kitchen choices on colours only - unless the developer has surpassed this stage
Bathroom choices on selected tiled areas - unless the developer has surpassed this stage
Bathroom vanity colour choices as well - unless the developer has surpassed this stage.

Maintenance costs £360.75 per plot per year this will cover the shared klargester unit, for the sewage along with the private road maintenance and shared landscaping maintenance.

DISCLAIMER Images used from a completed site, of similar design by the same builder.

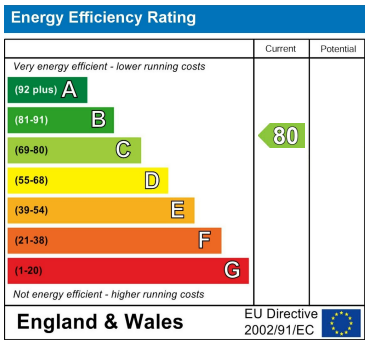
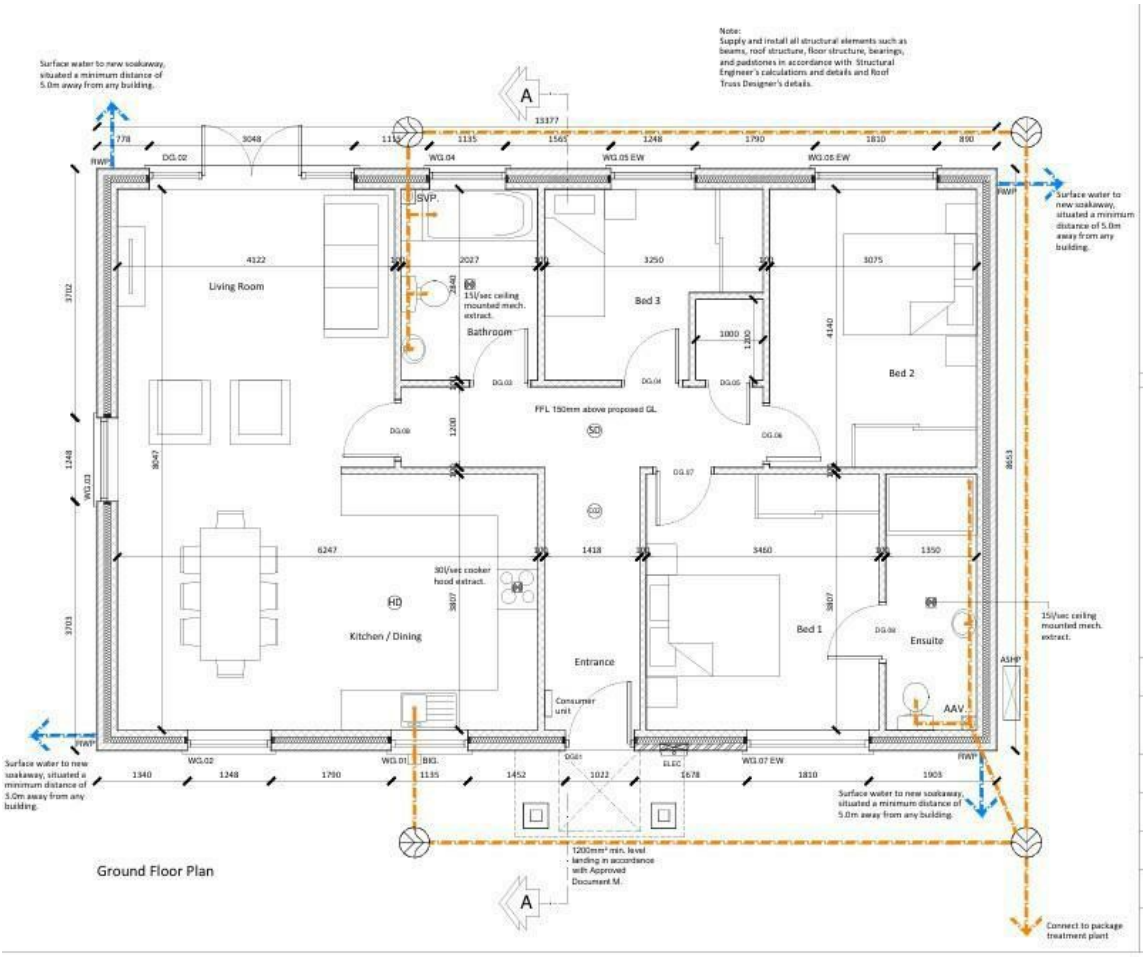
Floor Area Est 1106 ft^2

The Black Horse
Restaurant
& Public House

The Black Horse

Viewings

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

EPC Rating:

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