



BRADLEY JAMES

ESTATE AGENTS



88 Pinchbeck Road, Spalding, PE11 1QF

Asking price £265,000

- NO CHAIN
- THREE DOUBLE BEDROOMS
- DOUBLE ASPECT LOUNGE
- CONSERVATORY WITH CENTRAL HEATING
- SHORT DRIVE TO TOWN CENTRE AND DOCTORS
- SOUGHT AFTER LOCATION AND ROAD
- EN-SUITE TO BEDROOM ONE
- KITCHEN AND UTILITY/BOOT ROOM
- 3 MINUTE DRIVE TO TRAIN STATION
- SINGLE GARAGE

# 88 Pinchbeck Road, Spalding PE11 1QF

Nestled on the desirable Pinchbeck Road in Spalding, this stunning detached bungalow is offered with no onward chain. This property is an ideal opportunity for those looking to settle in a sought-after area, just a short drive from the town centre and its train station.

The bungalow boasts three generously sized double bedrooms, including a master suite with an en-suite four piece bathroom, ensuring ample space for family and guests. The modern main bathroom features a stylish suite, adding to the home's contemporary appeal. The double aspect lounge is a welcoming space, perfect for relaxation and entertaining, while the well-appointed kitchen, complete with a range cooker, is sure to delight any culinary enthusiast. Additionally, a utility room or boot room provides practical storage and laundry solutions.

A delightful conservatory, equipped with central heating, extends the living space and offers a tranquil spot to enjoy the sun throughout the year. The exterior of the property features off-road parking and a single garage, and a low-maintenance garden with astroturf, making it an excellent choice for those seeking ease of upkeep.

Conveniently located within walking distance to local amenities, including a doctors' surgery, a pub. There are a variety of shops a short drive away. This bungalow is not only a beautiful home but also a practical one. With its deceptively spacious layout and prime location, this property is a must-see for anyone looking to enjoy the best of Spalding living.

The property is a short drive to the town centre and has great road links to the A16 bypass which connects you to Peterborough, Stamford, Norfolk and Lincoln. Springfields Garden Outlet Centre is a 5 minute drive away.



Council Tax Band: C



### Entrance Hall

UPVC obscured double glazed side door into the entrance hall, radiator, power point, telephone point and skimmed and coved ceiling.

### Lounge

17'5 x 15'0

Double aspect with UPVC double glazed window to the front, UPVC double glazed windows to the side, radiator, power points, TV point, telephone point, electric fireplace and skimmed and coved ceiling.

### Kitchen

16'0 x 8'6

UPVC double glazed window to the rear, base and eye level units with granite worktop over, freestanding double range with double oven five burner gas hob and extractor over, integrated dishwasher, Belfast sink with mixer taps over, space and point for fridge freezer, wall mounted gas boiler housed in a kitchen cupboard, fuse box, tiled floor, radiator, power points, tiled splashback and skimmed and coved ceiling with inset spotlights.

### Inner Hallway

UPVC obscured double glazed door to the conservatory, tiled floor, airing cupboard with shelving and a loft hatch.

### Conservatory

10'3 x 8'1

Double aspect with UPVC double glazed windows to the front, UPVC double glazed French doors to the front, UPVC double glazed windows to the rear, radiator, power points, wall lights and tiled floor.

### Boot Room

UPVC obscured double glazed window going onto the conservatory, base and eye level units with a larder storage cupboard, radiator, space and plumbing for washing machine, tiled floor, skimmed and coved ceiling and extractor fan.

### Bedroom 1

14'1 x 11'0

UPVC double glazed window to the side, radiator, power points, TV point, telephone point and skimmed and coved ceiling

### Bedroom 1 En-suite Bathroom

En-suite four piece bathroom has a UPVC obscured double glazed window to the side, WC with push button flush, corner panel bath with mixer taps over and a mixer tap handheld shower, wall mounted heated towel rail, pedestal wash hand basin with mixer tap over, walk-in double shower cubicle with a built-in mixer shower, shaver point, half height tiled walls, tiled floor, skimmed and coved ceiling with inset spotlights and extractor fan.

### Bedroom 2

15'5 x 10'5

UPVC double glazed bay window to the front, radiator, power points, TV point and skimmed and coved ceiling.

### Bedroom 3

13'0 x 7'6

Double aspect with UPVC double glazed window to the front and side, radiator, power points, TV Point, telephone point and skimming and coved ceiling.

### Family Bathroom

UPVC double glazed window to the side, skimmed and coved ceiling, extractor fan, tiled walls, tiled floor, radiator, low level WC, pedestal wash hand basin with mixer tap over, mirror, shaver point with shelving over, bath with mixer tap and fitted thermostatic shower over.

### Outside

\*FRONT GARDEN ONLY\* The front of the property has a low maintenance front garden which is enclosed by hedging. The front garden is predominantly laid to Astroturf, there's a decking seating area, there's a block paved seating area towards the side door and the off-road parking is block paved and is accessed to the rear.

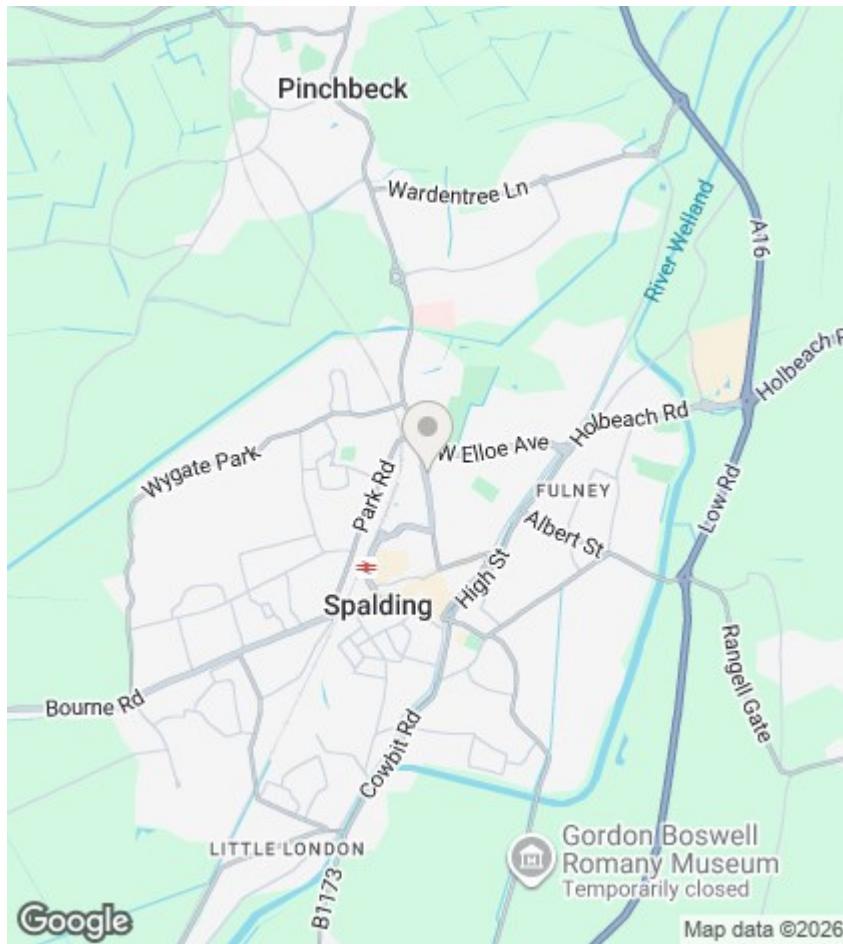
### Garage

16'8 x 9'0

Metal up and over door, power and lighting connected and UPVC obscured double glazed door going to the side of the bungalow.







## 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 |         |                         |
| (39-54)                                     | E |         |                         |
| (21-38)                                     | F |         |                         |
| (1-20)                                      | G |         |                         |
| Not energy efficient - higher running costs |   |         |                         |
| England & Wales                             |   |         | EU Directive 2002/91/EC |
|   |   |         |                         |

