



BRADLEY JAMES

ESTATE AGENTS



## The Gables Milestone Lane, Pinchbeck, Spalding, Lincolnshire, PE11 3XX

Asking price £375,000

- INDIVIDUALLY BUILT BUNGALOW
- PRIVATE REAR GARDEN
- OPEN PLAN KITCHEN DINER, FAMILY ROOM
- GARDEN ROOM
- WALKING DISTANCE TO LOCAL GARDEN CENTRE
- EN-SUITE TO BEDROOM ONE
- VIEWS OF TENNIS COURT FROM KITCHEN DINER
- DINING ROOM
- BLOCKED PAVED DRIVE WITH SINGLE GARAGE
- 1738 SQ FOOT

# The Gables Milestone Lane, Spalding PE11 3XX

Bradley James offers for sale this three bed, three reception room, individually built bungalow which is nestled on Milestone Lane in the charming village of Pinchbeck.

This exquisite detached bungalow, built in 1988, offers a perfect blend of comfort and style. Set on a private plot, the property boasts a spacious entrance hall that welcomes you into a beautifully designed open-plan kitchen diner and family room, ideal for both entertaining and family gatherings. This delightful space seamlessly flows into a dining room and a garden room at the rear, providing a bright and airy atmosphere.

The bungalow features three reception rooms, including a separate lounge complete with a fireplace, where you can enjoy tranquil views of the rear garden. The internal French doors enhance the sense of space, allowing for a smooth transition between rooms. With three well-proportioned bedrooms, the master suite benefits from an en-suite shower room, while a modern bathroom suite serves the other two bedrooms.

Outside, the property offers ample block-paved off-road parking for up to five vehicles, leading to a single garage. The side gated access opens up to a private rear garden, perfect for outdoor relaxation.

Conveniently located, this home is within walking distance to Birch Grove Garden Centre, which features a delightful café serving afternoon tea. Local amenities, including hairdressers, two Spar shops, a florist, a primary school, and Hargraves Butchers, are just a 10-15 minute stroll away. Additionally, a bus stop nearby provides easy access to surrounding areas.

This stunning bungalow is a rare find, combining modern living with a peaceful setting, making it an ideal choice for families or those seeking a serene lifestyle.



Council Tax Band: D



### Entrance Hall

UPVC double glazed front door into the entrance hall which has a radiator, power points, loft hatch, wall lights and airing cupboard with shelving.

### Lounge

16'4 13'6

UPVC double glazed window to the rear, internal French doors into the dining room, radiator, power points, TV points, open fireplace and wall lights.

### Kitchen Diner

21'0 x 16'2 max

Triple aspect with UPVC windows to both sides, UPVC double glazed window to the front, base and eye level units with worksurface over, sink and drainer with mixer taps over, integrated electric oven and grill with a half sized electric oven and grill above, four burner gas hob with extractor over, space and plumbing for dishwasher, space and point for fridge freezer, tiled splashback, radiator and power points.

### Utility Room

11'4 x 7'3

UPVC double glazed windows to both sides, UPVC double glazed door to the front, base and eye level units with work surface over, sink and drainer with taps over, space and plumbing for washing machine, space and point for tumble dryer, tiled floor, radiator, power point, pantry with UPVC obscured double glazed window to the side, shelving and radiator.

### Dining Room

11'5 x 9'4

Internal French doors going into the lounge, another door going into the kitchen and the garden room, radiator and power points.

### Garden Room

12'1 x 9'3

Triple aspect with UPVC double glazed windows to both sides and rear, UPVC double glazed French doors to the side going onto the rear garden, vaulted skimmed ceiling with ceiling fan and light, radiator, power points and TV points.

### Bedroom 1

14'0 x 11'8

UPVC double glazed window to the front, radiator, power points and door to the ensuite.

### Bedroom 1 Ensuite

Ensuite shower room with UPVC obscured double glazed window to the side, WC, separate shower cubicle which is fully tiled with an electric shower, vanity wash hand basin with taps over with storage cupboard beneath and worksurface over, wall mounted mirror, wall mounted heated towel rail, fully tiled walls and tiled floor.

### Bedroom 2

13'7 x 9'8

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

### Bedroom 3

12'0 x 10'3

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

### Family Bathroom

UPVC obscured double glazed window to side, WC with push button flush, pedestal wash hand basin with tap over, panel bath with telephone style mixer taps over, fully tiled walls, tiled floor, wall mounted mirror and radiator.

### Outside

To the outside there's a low level brick wall which leads to the block paved off-road parking for numerous vehicles. This leads to the single garage with a black style London lamp post to the front, more courtesy lights to the front and side and outside tap. The side gated access leads to the rear garden which is low maintenance enclosed by panel fencing, it is predominantly laid to Astroturf, patio seating area, outside lights, shed and another shed to the side of the bungalow.

### Single Garage

16'8 x 11'5

Electric remote controlled garage door, UPVC obscured double glazed window to the front, door to the side, wall mounted gas boiler, power points, electric heaters and loft hatch.







## Viewings

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

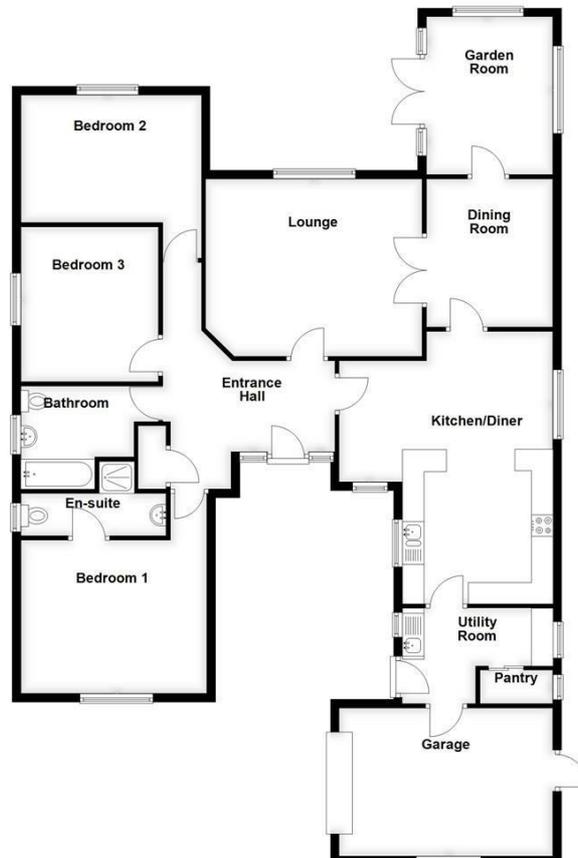
## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>82</b>
(69-80) <b>C</b>		<b>71</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### Ground Floor

Approx. 161.5 sq. metres (1738.5 sq. feet)



Total area: approx. 161.5 sq. metres (1738.5 sq. feet)