



BRADLEY JAMES

ESTATE AGENTS



8 Holwood Drive, Pinchbeck, Spalding, PE11 5AD

Asking price £375,000

- Stunning modern detached bungalow built in 2022
- Triple aspect open plan kitchen diner and lounge
- Utility Room
- Three double bedrooms
- Countryside walks on your doorstep
- Bespoke shutters included on the bi fold doors
- Integrated kitchen diner with central island
- En-suite shower room to bedroom one
- Four piece bathroom
- Landscaped side and rear garden

8 Holwood Drive, Spalding PE11 5AD

Bradley James Estate Agents welcomes you to Holwood Drive in the charming village of Pinchbeck.

Please check out the marketing VIDEO for this stunning property

This absolutely stunning modern detached bungalow is a true gem. The property exudes elegance and style. The heart of the home features an open plan living configuration at the rear, comprising a spacious lounge, kitchen, and dining area that is bathed in natural light thanks to its triple aspect design and bi-fold doors that seamlessly connect to the outdoor space.

Upon entering, you are greeted by a generous 25-foot entrance hall that leads to three well-proportioned double bedrooms. The master bedroom boasts an en-suite shower room, while the other two bedrooms are served by a luxurious four-piece family bathroom. A utility room adds to the practicality of this delightful home, making everyday living a breeze.

Outside, the property offers off-road parking that leads to a single garage, complete with a door providing access to the rear garden. The side gate allows for easy entry to the beautifully landscaped, low-maintenance garden, which features an upgraded patio seating area, perfect for enjoying the tranquil surroundings.

Conveniently located, Pinchbeck's amenities are just a short three-minute drive away, including Hargraves Butchers, a Spar shop, and a primary school. For those who appreciate the great outdoors, beautiful countryside walks are right on your doorstep, and the estate green at the front of the bungalow is ideal for dog walking, providing a true sense of open countryside space.

This exceptional bungalow offers a perfect blend of modern living and rural charm, making it an ideal choice for families or those seeking a peaceful retreat. Don't miss the opportunity to make this stunning property your new home.

Management charge - £185 per year.



Council Tax Band: D



Entrance Hall

25'0 x 5'2

Composite obscured double glazed front door into the entrance hall, radiator, power points, skimmed ceiling, loft hatch, internal French doors leading to the open plan kitchen diner / lounge and double airing cupboard with hot water tank.

Open Plan Kitchen/Dining Room/Lounge

26'5 x 22'4

Triple aspect with a UPVC double glazed window to the right hand side, two UPVC double glazed windows to the left hand side, bi-fold doors to the rear, radiator, power points, TV points, telephone points, skimmed ceiling with inset spotlights, base and eye level units with work surface over, sink and drainer with mixer taps over, integrated Neff electric oven and grill, Neff induction hob with Neff extractor over, integrated larder cupboard, integrated fridge, integrated freezer, integrated wine cooler, integrated dishwasher, centre island with breakfast bar, power points which are sunken into the worktop and bi-fold doors have bespoke shutters.

Bedroom 1

13'0 x 12'0

UPVC double glazed window to the front, radiator, power points, some with USB charging, TV point, telephone points and skimmed ceiling.

Bedroom 1 En-suite

Ensuite shower room, walk-in double shower with a built-in mixer shower with a fixed showerhead and a separate showerhead on a sliding adjustable rail, vanity wash hand basin with mixer taps over, WC with push button flush with storage cupboards beneath and work surface over, tiled splashback, wall mounted mirror with inset LED lighting, wall mounted heated towel rail, skimmed ceiling with inset spotlights and extractor fan.

Bedroom 2

12'2 x 10'4

UPVC double glazed window to front, radiator, power points some with the USB charging, TV point, telephone point and skimmed ceiling.

Bedroom 3

12'4 x 10'4

UPVC double glazed window to the side, radiator, power points, some with USB charging, TV point, telephone points and skimmed ceiling.

Utility Room

13'0 x 5'8

Internal door leading through to the garage, base units with work surface over, sink and drainer with mixer taps over, space and plumbing for washing machine, space and point for tumble dryer, radiator, power points, skimmed ceiling with inset spotlights and extractor fan.

Bathroom

Four piece bathroom suite, UPVC obscured double glazed window to the side, panel bath with mixer taps over and a mixer tap handheld shower, vanity wash hand basin with mixer taps over, WC with push button flush with cupboards beneath and work surface over, wall mounted mirror with inset LED lighting, wall mounted heated towel rail, double shower cubicle which is fully tiled with a built-in mixer shower and a fixed showerhead and a separate showerhead on a sliding adjustable rail, skimmed ceiling with inset spotlights and extractor fan.

Outside

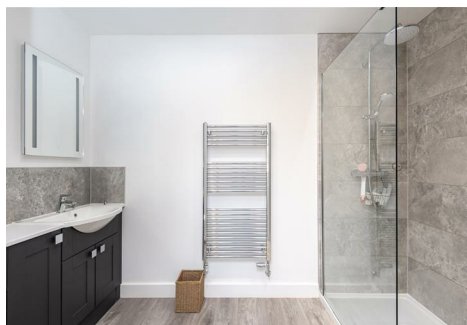
The front is all low maintenance and enjoys the views over the green which is ideal for dog walking and beyond that is uninterrupted field views. The front garden is laid to decorative chipping with some shrub boarders, block paved off-road parking which leads to the single garage with courtesy lights to the front, ramp style patio path leading to the front door, side gated access to the landscaped low maintenance rear garden which has upgraded patio Indian sandstone, the rest is laid to Astroturf with raised flowerbeds, there's another seating area to the side of the bungalow which is laid to gravel, outside lights, outside tap and outside power points.

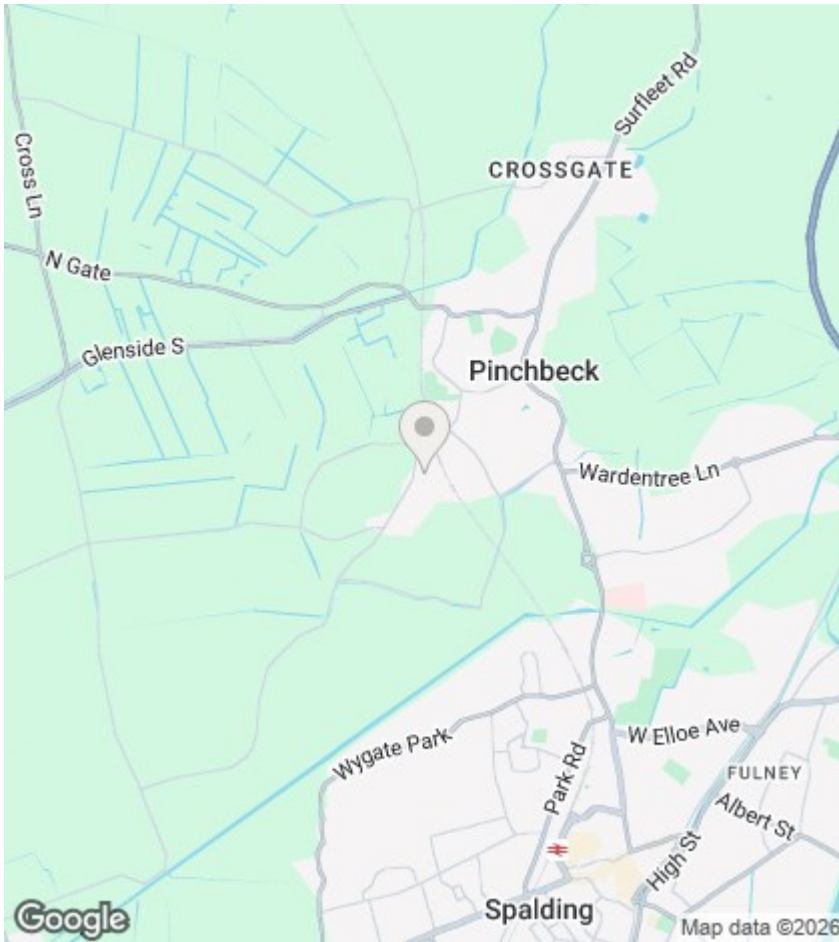
Single Garage

17'6 x 9'7

Remote controlled electric roller door, UPVC double glazed door to the side going to the rear garden, UPVC double glazed window to the rear, wall mounted gas boiler, internal door leading through to the utility room, power points and fuse box.







Viewings

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

EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(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	

Ground Floor

Approx. 151.7 sq. metres (1633.2 sq. feet)



Total area: approx. 151.7 sq. metres (1633.2 sq. feet)