



## **The Gables Milestone Lane, Spalding, PE11 3XX**

**Guide Price £390,000**

Looking for a bungalow? Look no further! Nestled on a spacious plot, accessed via a private driveway, is this generously sized three-bedroom detached bungalow. With impressive curb appeal, it features an in-and-out driveway offering ample off-road parking and a low-maintenance rear garden. Inside, the property comprises an entrance hallway, a living room, double doors leading to a dining room, a spacious kitchen-dining area, a utility room, a garden room, well-proportioned bedrooms, a family bathroom, the master bedroom benefits from an en-suite shower room. Situated in the highly sought-after village of Pinchbeck, this bungalow also boasts a sizable garden. Schedule your viewing today!



### Entrance Hallway



Entrance door to front aspect. Wooden flooring. Radiator. Wall lighting. Airing cupboard. Loft hatch.

### Living Room 16'4" x 13'5" (5.0 x 4.11)



Upvc window to rear aspect. Internal French doors opening through to the dining room. Wooden flooring. Telephone point. Television point. Fireplace with brick hearth. Wall lighting.

### Kitchen 16'2" x 20'11" (4.93 x 6.40)



Upvc window to the front and side aspect. Base and wall units with work surface over. Integrated electric oven and grill and gas hob with extractor fan over. Integrated fridge. Sink drainer with mixer tap over. Space for dishwasher. Part tiled splashback walls. Tiled flooring.

### Dining Area



Radiator. Telephone point.

### Utility Room 11'3" x 7'3" (3.45 x 2.21)

Upvc window to side aspects. Glazed door to the side. Base and wall units with work surface over. Space and plumbing for washing machine. Space for tumble dryer. Sink and drainer with tap over. Tiled flooring. Radiator.

### Pantry

Upvc window to side aspect. Shelving. Radiator. Tiled flooring.

### Dining Room 11'5" x 9'3" (3.48 x 2.84)

Door to the garden room. Wooden flooring. Radiator.

### Garden Room 12'0" x 9'3" (3.68 x 2.84)



Upvc windows to both sides. Upvc window to rear aspect. French doors to the side opening to the rear garden. Television point. Ceiling fan and light. Radiator.

### Bedroom One 14'0" x 11'8" (4.27 x 3.56)



Upvc window to front aspect. Radiator.

### En-Suite



Upvc window to side aspect. Heated towel rail. Tiled walls and floor. Shower cubicle with an electric mixer shower over. Wash hand basin set in vanity with tap over. Toilet.

### Bedroom Two 13'6" x 9'8" (4.14 x 2.95)



Upvc window to rear aspect. Television point. Radiator.

### Bedroom Three 12'0" x 10'2" (3.66 x 3.12)

Upvc window to side aspect. Radiator.

### Bathroom



Upvc window to side aspect. Fully tiled walls and floor. Panelled bath with a telephone style mixer tap over with a handheld shower attachment. Toilet. Wash hand basin with taps over.

### Externally



Situated on a spacious plot, accessed via a private driveway, this property boasts an in-and-out driveway for convenient access. The frontage presents a neat, low-maintenance appearance, adorned with a decorative brick wall. A block-paved driveway offers ample off-road parking and leads to a single garage.

A side gate provides entry to a garden area, enclosed by hedging and featuring a greenhouse, shed, and gravel. The rear garden, enclosed by hedging and panel fencing, primarily features turf, requiring minimal upkeep. Enhancements include a sunken pond, well-established shrubs and trees, and a patio area perfect for seating and entertaining.



### Single Garage 16'7" x 11'5" (5.08 x 3.48)



Electric up and over garage door. Upvc window to the side aspect. Wooden personnel door to the rear. Fuse box. Wall mounted electric radiator. Loft access.

### Property Postcode

For location purposes the postcode of this property is: PE11 3XX

### Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING: C

COUNCIL TAX BAND: D

### PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

### Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

### Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

### Ark Property Centre

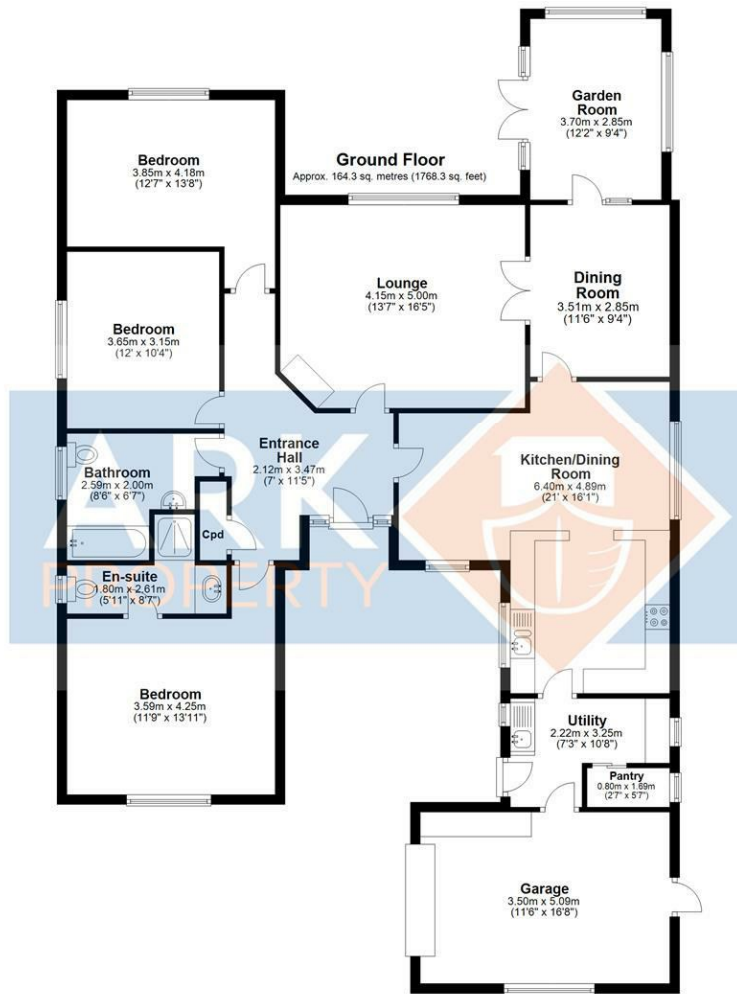
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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### Disclaimer

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## Floor Plan



Total area: approx. 164.3 sq. metres (1768.3 sq. feet)

## Area Map



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## Energy Efficiency Graph

