



Europa, Glenside South, WEST PINCHBECK, Lincolnshire PE11 3NH £415,000



*** RURAL BUNGALOW WITH FIELD VIEWS *** This beautifully presented three double bedroom detached bungalow offers spacious and versatile accommodation throughout, ideal for modern family living. The property briefly comprises a welcoming porch and entrance hall, three generously sized double bedrooms including a luxurious principal suite with a dressing room and en-suite, and a stylish modern family bathroom. The heart of the home is a stunning open plan kitchen/diner/family room featuring a sky lantern and picturesque field views, complemented by a lounge with a cosy log burner. Additional highlights include a utility room and a separate office, perfect for home working. Set on a substantial plot, the bungalow enjoys ample off road parking, a private garden with a bespoke boundary wall, and uninterrupted views over open fields to the rear. EPC Energy Rating D / Council Tax Band B.

PORCH

UPVC front door, UPVC windows to the front and to the side and tiled flooring.

ENTRANCE HALL

Storage cupboard, radiator and inset spotlights.

LIVING ROOM/DINING ROOM

6.50m max x 5.55m max (21' 4" x 18' 3") x 3.79m min x 2.80m min (12' 5" x 9' 2") (L-Shape) (Approx) UPVC windows to the front and to the side, feature fireplace with log burner and tiled hearth, inset spotlights, two radiators and two storage cupboards.

Openings into:

KITCHEN

3.48m x 3.12m (11' 5" x 10' 3") (Approx) Fitted with a range of eye level and base units with quartz worktops over and quartz splashback/upstand, undermount sink with 1/2 bowl and inset drainer with swan neck mixer tap over. Induction hob with modern extractor hood over, double oven/combo microwave with slideaway door and plate warmer, integrated fridge/freezer and inset spotlights.

UTILITY ROOM

Fitted with a base unit with worktop over, stainless steel sink with drainer and mixer tap over, tiled splashback, tiled flooring. Space and plumbing for washing machine, dishwasher and tumble dryer. Inset spotlights, radiator, loft access and UPVC window to the rear.

FAMILY ROOM

6.13m x 4.64m (20' 1" x 15' 3") (Approx) UPVC French doors and UPVC window to the rear, UPVC window to the side, radiator, sky lantern and inset spotlights to ceiling.

OFFICE

3.47m x 2.61m (11' 5" x 8' 7") (Approx) UPVC windows to the side and to the rear, inset spotlights, loft access and radiator.

PRINCIPLE BEDROOM

3.75m x 3.17m (12' 4" x 10' 5") (Approx) UPVC window to the rear, radiator and inset spotlights.

DRESSING ROOM

2.27m x 1.66m (7' 5" x 5' 5") (Approx) UPVC window to the front, inset spotlights, radiator and hanging rails.

EN-SUITE

Fitted with a three piece suite comprising vanity wash hand basin with tiled splashback, freestanding bath with freestanding taps and low level WC. Tiled feature wall with recessed storage, inset spotlights, radiator and UPVC window to the side. Ceramic herringbone style flooring and extractor fan.

BEDROOM TWO

4.60m x 3.63m (15' 1" x 11' 11") (Approx) UPV window to the front, inset spotlights and radiator.

BEDROOM THREE

3.66m x 3.17m (12' 0" x 10' 5") (Approx) UPVC window to the side, inset spotlights, radiator and hanging rails.

BATHROOM

Fully tiled and fitted with a three piece suite comprising P-shape bath with shower over, vanity wash hand basin and low level WC. UPVC window to the side, extractor fan, inset spotlights, chrome heated towel rail and storage cupboards.

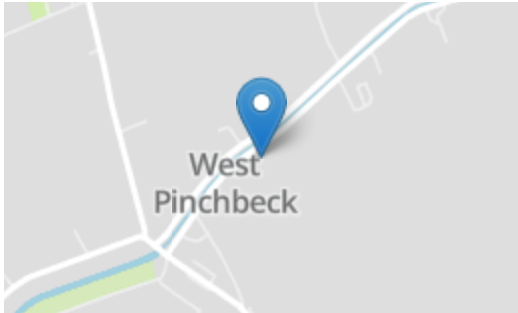
OUTSIDE

The property is set on a generous and well-maintained plot, featuring a spacious gravel driveway that offers ample off road parking for multiple vehicles. The front garden is attractively laid to lawn with neatly edged brick borders, complemented by established hedging and a variety of mature shrubs that enhance privacy and curb appeal.

To the rear, the garden enjoys an expansive raised patio area, ideal for outdoor dining and entertaining, which also provides direct access to a separate office space. The remainder of the garden is mainly laid to lawn, framed by mature hedging and trees for a tranquil, private setting. Additional features include dual side access to the front of the property, a bespoke boundary wall with contemporary vertical fence slats, and open field views to the rear, creating a peaceful, rural outlook.

AGENT NOTE

The floor plan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.



| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) 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, Scotland & Wales | | EU Directive 2002/91/EC |

