



## 1 WELBY DRIVE SPALDING, PE11 4HU

**£385,000**  
**FREEHOLD**

This deceptively spacious four-double-bedroom detached bungalow offers versatile single-storey living with two generous reception rooms, a modern kitchen-breakfast room, utility, ground-floor shower room, family bathroom, and integral garage. Benefiting from exposed wooden beams, ample natural light, and a thoughtful layout, the property includes a large principal suite with direct garden access and driveway parking for several vehicles. The standout wrap-around garden is a gardener's paradise, featuring expansive lawns beneath mature, well-established trees (ready for light pruning), multiple patio areas, and complete privacy – perfect for relaxation or outdoor entertaining. Freehold.



# 1 WELBY DRIVE

- Huge 4-double-bedroom detached bungalow
- Deceptively vast single-storey layout
- Two large reception rooms
- Principal suite perfection
- Ground-floor shower room + family bathroom
- Integral garage + driveway for 6+ cars
- Gardener's paradise wrap-around plot
- Sought-after Gosberton village
- Freehold & chain-free potential
- Rare opportunity



## Summary

An exclusive and uniquely designed four-double-bedroom detached bungalow offering deceptively spacious single-storey living. With two generous reception rooms, a kitchen-breakfast room, utility, two bathrooms (including a ground-floor shower room), integral garage, and driveway parking for numerous vehicles, this home is enveloped by a beautifully maintained wrap-around garden.

### DESCRIPTION

This exceptional detached bungalow must be viewed to be fully appreciated. Accessed via a welcoming entrance hall, the property immediately reveals its clever layout and impressive scale. The entrance hall provides direct access to a convenient ground-floor shower room and the integral garage, while leading seamlessly into the open-plan kitchen-breakfast room, sitting/dining area, and utility.

A spacious L-shaped inner hallway, bathed in natural light from a side window, connects the living accommodation to the private bedroom wing. Here you'll find a magnificent lounge with feature fireplace, four generous double bedrooms (three with garden aspects), a family bathroom, and abundant storage. Throughout the home, exposed wooden beams add character and warmth, complementing the blend of traditional and contemporary finishes.

### Exterior

The property is approached via a block-paved driveway providing off-street parking for several vehicles, flanked by mature shrubbery and leading to the front porch and integral garage. Gated side access opens to the wrap-around garden – predominantly laid to lawn with paved patio terraces ideal for al-fresco dining, all privately enclosed.

### Entrance Hall

2.29m x 4.47m

Double-glazed window and door to rear, tiled flooring, coving to ceiling, radiator. Doors to shower room, garage, and kitchen-breakfast room.

### Shower Room

2.82m x 1.88m

Double-glazed windows to front and side. Modern shower cubicle with electric shower, vanity wash basin, WC, radiator, fully tiled walls and floor, coving.

### Kitchen-Breakfast Room (open plan)

4.60m x 3.71m

Dual-aspect double-glazed windows to front and side.

Comprehensive range of wall and base units with work surfaces over, integrated electric oven, hob and extractor, dishwasher. Space for breakfast table, ceiling spotlights, feature exposed beams, tiled flooring, radiator. Doors to dining/sitting room, utility, and inner hallway.

### Dining / Sitting Room

3.49m x 4.42m

Double-glazed windows to front and rear, feature fireplace, double doors to garden, carpeted flooring, radiator, coving. Open-plan flow from kitchen.

### Utility Room

3.12m x 1.50m

Double-glazed window to side, matching units, plumbing for washing machine, wall-mounted gas boiler, stainless-steel sink, tiled flooring. External door to side.

### Inner Hallway

4.33m x 5.74m

Double-glazed window to side, carpeted, two radiators, coving. Doors to lounge, all four bedrooms, family bathroom, and built-in storage.

### Lounge

5.37m x 5.54m

A striking triple-aspect reception room with three double-glazed windows to side and one to front. Centrepiece wood-burning stove with rustic wooden mantel, exposed ceiling beams, TV point, carpet, two radiators.

### Bedroom 1 (Principal)

5.92m x 5.61m

Impressive master suite with double-glazed window to rear, window and three sets of French doors to side opening directly onto the garden. Two built-in wardrobes, feature beams, ceiling spotlights, two radiators, carpet, coving.

### Bedroom 2

4.04m x 3.73m

Double-glazed window to side, wall light points, radiator, carpet, coving.

### Bedroom 3

3.12m x 3.66m

Double-glazed window to rear, built-in storage cupboard, radiator, carpet..

### Bedroom 4

4.22m x 3.18m

Double-glazed window to side, radiator, carpet, coving.

### Family Bathroom

2.67m x 3.48m

Double-glazed window to rear. Panelled bath with mixer tap and overhead shower, wash basin, WC, bidet, heated towel rail, wooden flooring, feature beams.

### Integral Garage

5.05m x 3.89m

Up-and-over door to front, double-glazed window to rear, power, light, and pedestrian door to entrance hall.

### Gardens

The expansive wrap-around garden is a true highlight, offering a gardener's paradise with a vast expanse of level lawn beneath a canopy of large, well-established trees. These mature specimens provide dappled shade and a sense of seclusion, though would benefit from selective pruning to enhance light and growth. Multiple paved patio areas are perfect for outdoor dining, while the predominantly grassed plot offers endless potential for planting, play, or simply enjoying the tranquil setting. Fully enclosed and private, this outdoor space is both generous and inviting. Would need to be cut back to unlock its true potential.

This rare single-storey residence combines spacious, versatile accommodation with charming period features and a superb garden setting – early viewing is highly recommended.



# 1 WELBY DRIVE







Your Ideal Property Here



## 1 WELBY DRIVE

### ADDITIONAL INFORMATION

**Local Authority** – South Holland

**Council Tax** – Band D

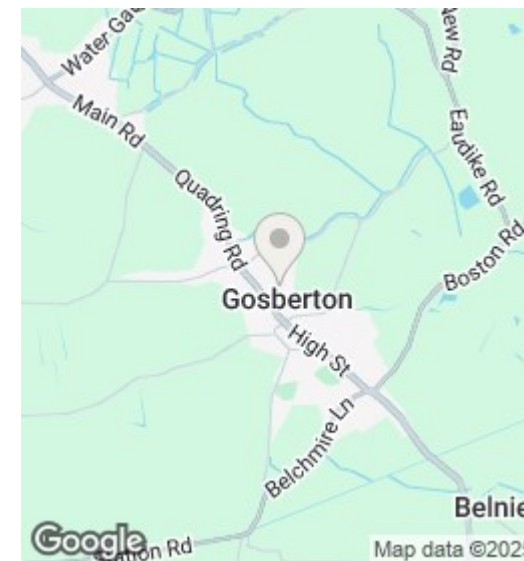
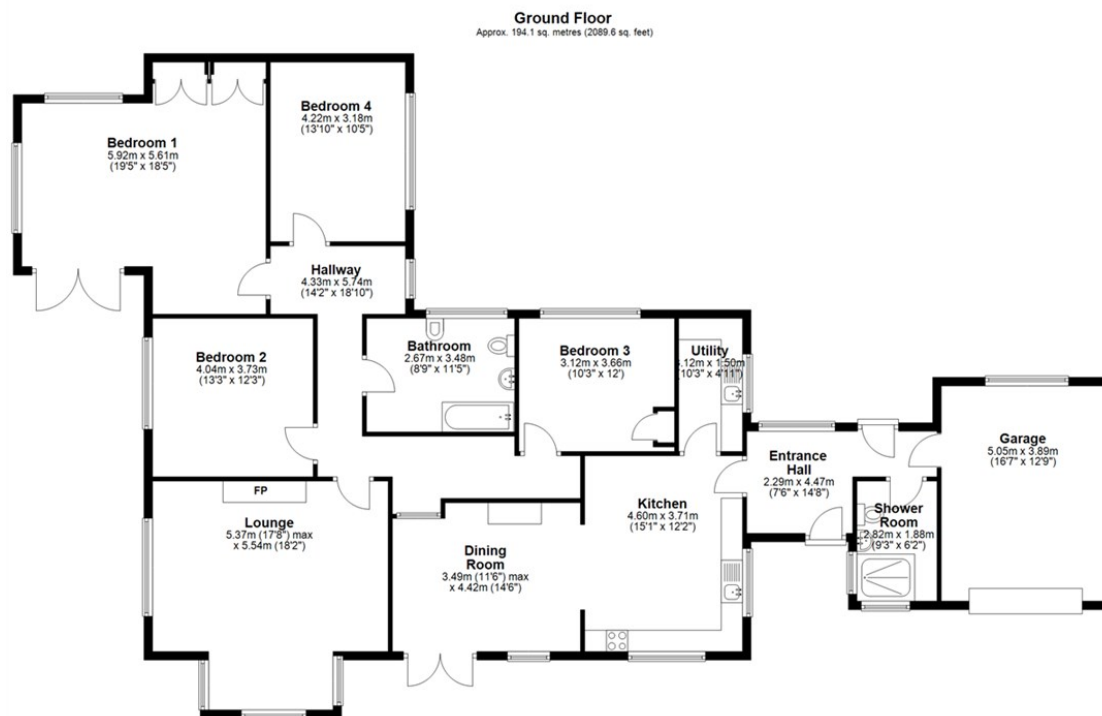
**Viewings** – By Appointment Only

**Floor Area** – 2100.00 sq ft

**Tenure** – Freehold







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	53	68
England & Wales		
EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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