





3 VICARAGE CLOSE

SPALDING, PE12 6XW

£260,000

FREEHOLD

Modern THREE BEDROOM DETACHED BUNGALOW in peaceful Cowbit, near Spalding – very well presented and ready to move into! Spacious lounge, fitted kitchen/diner with integrated appliances, utility room, cloakroom, three bedrooms, walk in shower room. Enjoy an all-year-round conservatory with solid roof for versatile extra space. Enclosed rear garden with patio, single garage + double driveway parking. Ideal for easy living – viewings essential to appreciate this gem!

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• Modern detached bungalow – ideal for easy, single-level living • Three good-sized bedrooms – all with PVCu double glazing and radiators • Spacious lounge – bright and welcoming with front aspect • Kitchen/diner – fitted with integrated appliances and rear access • Utility room + cloakroom – practical everyday convenience • All-year-round rear conservatory – solid roof design for comfortable use in any season • Enclosed rear garden – private, laid to lawn with paved patio and established borders • Single garage + double gravel driveway – ample off-road parking • Very well presented – beautifully maintained and ready to move into • Popular village location – peaceful Cowbit setting with easy access to Spalding





Summary

Superbly Presented Modern Detached Bungalow with All-Year-Round Conservatory – Cowbit, Near Spalding

Discover effortless, single-level living in this immaculate three-bedroom detached bungalow, situated in the sought-after village of Cowbit – a peaceful yet convenient spot just a short drive from Spalding's amenities, shops, and transport links.

This very well-presented home has been lovingly maintained and offers a bright, contemporary feel throughout. The welcoming entrance hall provides access to all rooms, including a generous lounge with front window and laminate flooring – perfect for relaxing or family gatherings. The heart of the home is the kitchen/diner, fitted with a range of matching units, integrated fridge, dishwasher, electric oven, gas hob with extractor, and tiled splashbacks – ideal for everyday meals or entertaining.

A handy pantry, utility room (with plumbing for washer/dryer and rear door), and downstairs cloakroom add superb practicality. The standout addition is the rear conservatory with a solid roof (not fully glazed), allowing comfortable, year-round use as an extra living space, dining area, home office, or sunroom – insulated and versatile whatever the weather!

Upstairs? No stairs needed – the three bedrooms are all on the ground floor: a spacious principal Bedroom 1 with built-in double wardrobe and rear aspect, plus two further well-proportioned bedrooms. The family bathroom features a practical bathroom with large walk in shower.

Outside, the front offers a neat lawn, pathway to the door, and a double gravel driveway leading to the single garage (with power and light). The enclosed rear garden is a private haven – mainly laid to lawn, with a separate paved patio for outdoor seating and attractive established bedded borders for low-maintenance enjoyment.

This is a rare opportunity to secure a modern, turn-key bungalow with that extra all-season conservatory space – perfect for retirees, downsizers, or anyone seeking comfort and convenience. Viewings are highly recommended to appreciate the quality and layout – book yours today!

Room Dimensions

Entrance Hall – Glazed front door, radiator, laminate flooring, airing cupboard
Lounge – 17'9" x 11'4" (5.41m x 3.45m) – PVCu DG window to front, laminate flooring, TV point
Kitchen/Diner – 12'2" x 11'3" (3.71m x 3.43m) – Fitted units, integrated appliances, rear window, tiled floor
Pantry – 3'11" x 2'11" (1.19m x 0.89m)
Utility Room – 8'8" x 7'0" (2.64m x 2.14m) – Plumbing, rear door/window, access to garage
Cloakroom – Two-piece suite, side window, laminate floor
Bedroom 1 – 12'8" x 11'10" (3.86m x 3.60m) – Rear window, built-in wardrobe
Bedroom 2 – 12'6" x 9'8" (3.81m x 2.95m) – Front window
Bedroom 3 – 8'9" x 7'10" (2.68m x 2.39m) – Front window
Bathroom – Large bathroom, with toilet, sink basin and walk in shower.
Garage – Single with up-and-over door, power & light
Outside – Double gravel driveway, front lawn, enclosed rear garden with patio

Directions: Leave Spalding along Cowbit Road, at the new roundabout take the second exit onto the bypass towards Cowbit. At the next roundabout, take the third exit onto Stonegate into Cowbit. Turn left into Vicarage Close – the property is on the left-hand side.

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ADDITIONAL INFORMATION

Local Authority – South Holland

Council Tax – Band C

Viewings – By Appointment Only

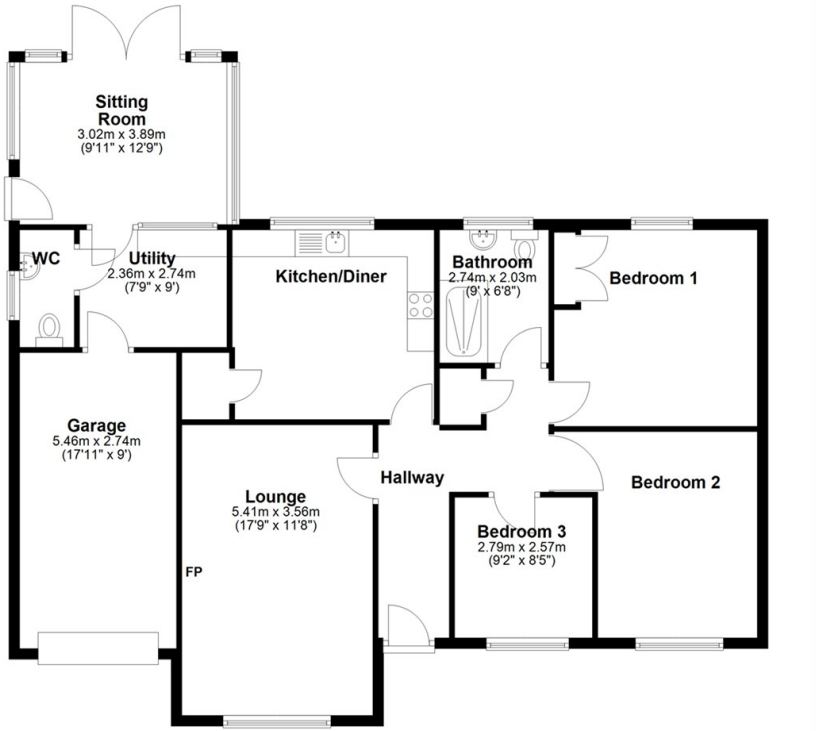
Floor Area – sq ft

Tenure – Freehold



Ground Floor

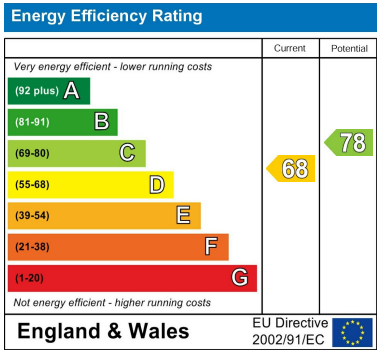
Approx. 122.7 sq. metres (1321.2 sq. feet)



Total area: approx. 122.7 sq. metres (1321.2 sq. feet)

3 Vicarage





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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