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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



10 The Chase, Pinchbeck PE11 3RS

Guide Price £325,000 Freehold

- 3/4 Bedrooms
- Recently Refitted Open Plan Kitchen/Living/Dining Area
- Gas Central Heating
- Full UPVC Double Glazed Windows and Doors
- Viewing Highly Recommended

Superbly presented 3/4 bedroom detached house situated in a prime location of the popular village of Pinchbeck within walking distance of the primary school and local amenities. Accommodation comprising entrance porch, entrance hallway, open plan kitchen/living/dining area, utility room, shower room and further reception room/bedroom to the ground floor; 3 bedrooms and family bathroom. Multiple off-road parking. **MUST VIEW TO APPRECIATE THE ACCOMMODATION OFFERED.**

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406







ACCOMMODATION

UPVC double glazed door leading into:

ENTRANCE PORCH

2' 9" x 12' 0" (0.86m x 3.67m) UPVC double glazed windows to the front and side elevations, oak effect laminate flooring, wall light, obscure UPVC double glazed door leading into:

ENTRANCE HALLWAY

6' 3" x 11' 1" (1.93m x 3.39m) Skimmed ceiling, centre light point, double radiator, oak effect laminate flooring, open staircase with wrought iron railings, door into:

RECEPTION ROOM 2/BEDROOM 4

11' 10" x 18' 11" (3.61m x 5.77m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, decorative ceiling pendant, 2 fitted wall lights, 2 radiators, TV point, telephone point, feature marble fireplace with fitted gas coal effect gas fire.

From the Entrance Hallway a door leads into:

OPEN PLAN KITCHEN/DINING/LIVING AREA

28' 10" x 22' 11" (8.80m x 7.01m) total area UPVC double glazed window to the rear elevation, UPVC sliding bi-fold doors to the rear elevation, UPVC sliding bi-fold doors to the side elevation, 2 double radiators, TV point, freestanding wood burning stove set on polished granite hearth with slate tiled area behind.

KITCHEN AREA

12' 5" x 11' 1" (3.81m x 3.38m) Skimmed ceiling with LED fitted lighting, double radiator, oak effect laminate flooring, bespoke shelving into recess, recently fitted Wren kitchen with a wide range of base and eye level units with work surfaces over, tiled splashbacks, inset sink with mixer tap, integrated ceramic hob with glass splashbacks, extractor hood over, integrated stainless steel fan assisted double electric oven, integrated refrigerator and freezer. Door leading into:

INNER HALLWAY

4' 6" x 6' 7" (1.39m x 2.01m) Obscure UPVC double glazed door to the rear elevation, matching obscure glazed panel to the side, fitted electric wall heater, vinyl flooring, coat rail, skimmed ceiling with centre light point, door to:

SHOWER ROOM

3' 11" x 6' 1" (1.20m x 1.87m) Obscure UPVC double glazed window to the side elevation, skimmed ceiling, centre light point, vinyl floor covering, heated towel rail, fitted with a three piece suite comprising wash hand basin with mixer tap and splashbacks, low level WC, corner shower enclosure with sliding doors with fitted Mira electric shower.

From the Inner Hallway a door leads into:

UTILITY ROOM

7' 7" x 14' 10" (2.33m x 4.54m) UPVC double glazed window to the front elevation, oak effect laminate flooring, fitted storage cupboards, gas and electric meter, 7 door storage cupboards, worktop with inset one and a half bowl sink with mixer tap, plumbing and space for washing machine, space for tumble dryer, space for further appliances.

From the Entrance Hallway the staircase rises to:





HALF LANDING

UPVC double glazed window to the front elevation, skimmed ceiling, centre light point.

FIRST FLOOR LANDING

Access to loft space, storage cupboard off housing Viessmann gas combination boiler (installed 2016) and slatted shelving.

MASTER BEDROOM

11' 10" x 12' 1" (3.61m x 3.70m) UPVC double glazed window to the rear elevation, skimmed ceiling, centre light point, radiator, TV point.

BEDROOM 2

9' 2" x 10' 6" (2.80m x 3.21m) UPVC double glazed window to the rear elevation, skimmed ceiling, centre light point, radiator, TV point.

BEDROOM 3

6' 1" x 11' 10" (1.87m x 3.61m) UPVC double glazed window to the front elevation, skimmed ceiling, centre spotlight fitment, radiator, telephone point.

FAMILY BATHROOM

8' 11" x 8' 8" (2.74m x 2.66m) Obscure UPVC double glazed window to the side elevation, skimmed ceiling, inset LED lighting, double radiator, part tiled walls, vinyl flooring, fitted with a three piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit, bath with shower mixer tap and fitted thermostatic shower over with glass screen.

EXTERIOR

Dwarf brick wall to the front boundary with paved pathways and gravelled driveway providing multiple off-road parking for vehicles. Pathways to the side leading via a wooden access gate to bin storage area, cold water tap, power sockets, sensor lighting and leading to:

REAR GARDEN

Patio area, the garden is mainly laid to lawn with gravelled and shrub borders, raised gravelled area, seating area, PVC/plastic garden shed, log store to the other side of the property. Gated separate area to the side of the property with patio and astro turf. Fenced boundaries to both sides and to the rear elevations.

SUMMERHOUSE

16'4" x 13'1" (5.00m x 4.00m), fully insulated with double doors to the front, power and lighting.





GROUND FLOOR
1064 sq.ft. (98.8 sq.m.) approx.



1ST FLOOR
454 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 1518 sq.ft. (141.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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DIRECTIONS/AMENITIES

From Spalding proceed in a northerly direction along the Pinchbeck Road and continue for approximately 2 miles into the village of Pinchbeck. Turning left at the mini roundabout into Rose Lane. Take the 2nd right hand turning into Fennell Road and then 1st left into The Chase and the property is situated on the right hand side

Being centrally located within the popular village of Pinchbeck. The property is within easy walking distance of all amenities including shops, award winning butchers shop, bakery and pharmacy. There is a public house/restaurant, popular Chinese takeaway, fish and chip shop and kebab shop. Pinchbeck also has its own primary school and nursery and is in the catchment for the local Grammar Schools. There are two playing fields in Pinchbeck where sporting events take place and also Sports Elite Academy run football sessions during evenings for young footballers which is held on the school field. The village has two village halls and a library where there are many activities taking place such as fitness classes etc. There are some lovely walks in Pinchbeck along the River Bank, country lanes and 'Pinchbeck Woods'. There is a regular bus service to Spalding (2 miles south) and also to Boston which both offer a full range of shopping, banking, leisure, commercial and educational facilities along with bus and railway stations. From Spalding train station Peterborough is 30 minutes and has a fast train link with London's Kings Cross minimum journey time 46 minutes.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES All Mains

COUNCIL TAX C

LOCAL AUTHORITIES

South Holland District Council 01775 761161
Anglian Water Services Ltd. 0800 919155
Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

ROOM SIZE ACCURACY

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis. The imperial measurement is approximate and only intended as a guide for those not fully conversant with metric measurements.

APPARATUS AND SERVICES

The apparatus and services in this property have not been tested by the agents and we cannot guarantee that they are present or in working order. Buyers must check these.

Ref: S10740

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

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