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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



206 Spalding Road, Pinchbeck PE11 3PB

£375,000 Freehold

- 4 Bedrooms
- 3 Reception Rooms
- En-Suite and Utility
- Ample Parking
- Viewing Recommended

Superbly presented detached property in convenient location built by Broadgate Homes. Lounge, dining room, breakfast kitchen, utility room, cloakroom and study/sitting room to the ground floor; master bedroom with en-suite, 3 further bedrooms and bathroom to the first floor. Single garage, ample parking, established gardens. Close to all local amenities.

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406





ACCOMMODATION

Part glazed Georgian style UPVC front entrance door to:

RECEPTION HALL

10' 7" x 12' 3" (3.24m x 3.75m) maximum Ceramic floor tiles, pendant light fitment, radiator, understairs store cupboard, doors arranged off to:

CLOAKROOM

7' 3" x 3' 2" (2.23m x 0.98m) Ceramic floor tiles, low level WC with push button flush, corner pedestal hand basin with mono block mixer tap, radiator, extractor fan, ceiling light.

LOUNGE

20' 10" x 11' 11" (6.37m x 3.64m) plus walk-in Georgian style UPVC bay window to the front elevation. Modern contemporary fireplace, 2 radiators, coved cornice, 2 pendant light fitments, UPVC French doors to the rear with similar side panels.

DINING ROOM

11' 10" x 10' 2" (3.62m x 3.12m) Georgian style UPVC window overlooking the rear garden, coved cornice, ceiling light, pair of obscure glazed multi pane doors from the main Reception Hall.

BREAKFAST KITCHEN

12' 3" x 13' 2" (3.74m x 4.02m) Dual aspect with Georgian style UPVC window to the side and rear elevations, range of modern fitted units comprising numerous base cupboards and drawers beneath the roll edged worktops with inset one and a quarter bowl single drainer stainless steel sink with mixer tap,, intermediate metro style tiling, eye level wall cupboards, Neff cooker hood above the 4 burner Neff gas hob, Neff electric double oven. Plumbing and space for dishwasher, space for under counter refrigerator, glazed display cabinets, recessed ceiling lights, coved cornice, ceramic floor tiles with under floor heating, door to:

UTILITY ROOM

7' 3" x 8' 2" (2.22m x 2.49m) Ceramic floor tiles, single drainer stainless steel sink unit with cupboard beneath, plumbing and space for washing machine, space for tumble dryer and freezer, roll edged worktop, eye level wall cupboards matching those in the Kitchen, intermediate wall tiling, radiator, half glazed UPVC external entrance door, side window, ceiling light, door to:

SITTING ROOM

16' 6" x 10' 9" (5.04m x 3.30m) Ceramic floor tiles, dual aspect with Georgian style UPVC windows to either side elevation, coved cornice, ceiling light, radiator.

From the Hallway the carpeted staircase with banister rail and exposed spindles leads to:



FIRST FLOOR LANDING

Feature dome topped Georgian style UPVC window to the front elevation, coved cornice, ceiling light, smoke alarm, doors arranged off to:

MASTER BEDROOM

12' 0" x 13' 2" (3.67m x 4.02m) Georgian style UPVC window to the rear, radiator, central heating thermostat control, coved cornice, ceiling light, door to:

L SHAPED SHOWER ROOM

6' 7" x 7' 3" (2.01m x 2.21m) maximum Shower cabinet, pedestal wash hand basin, low level WC with push button flush, half tiled walls, non slip flooring, extractor fan, recessed ceiling lights, shaver point, obscure glazed UPVC window.



BEDROOM 2

11' 9" x 10' 1" (3.60m x 3.08m) Georgian style UPVC window to the rear elevation, coved cornice, ceiling light, radiator.

BEDROOM 3

11' 10" x 10' 0" (3.63m x 3.07m) Georgian style UPVC window to the rear elevation, coved cornice, ceiling light, radiator.

BEDROOM 4

11' 11" x 10' 7" (3.64m x 3.23m) maximum Georgian style UPVC window to the front elevation, access to loft space, coved cornice, ceiling light.



BATHROOM

7' 3" x 10' 9" (2.23m x 3.30m) plus shower recess Four piece suite comprising panelled Jacuzzi bath with mixer tap, low level WC with push button flush, pedestal wash hand basin, walk-in shower with concertina door. Extractor fan, half tiled walls, coved cornice, recessed ceiling lights, vertical radiator/towel rail, shaver point, built-in Airing Cupboard, obscure glazed UPVC window.

EXTERIOR

The property is approached over the private roadway to the side of Vernatts Lodge continuing past 2 bungalows and one house and then leading to a gated entrance into a private gravelled driveway with multiple parking for numerous vehicles and access to:

INTEGRAL GARAGE

17' 3" x 8' 8" (5.26m x 2.65m) Up and over door, personnel door, wall mounted gas fired central heating boiler, power and lighting, water softener, loft storage area.





ATTACHED CAR PORT

15' 1" x 13' 1" (4.60m x 4.00m) approx Timber and Perspex construction. Through the Car Port and to the side of the Garage pathways lead round to the side of the property where there are externally accessed gas and electricity meters and a gated access to a paved and gravelled area leading round to:

ESTABLISHED REAR GARDEN

Laid to lawn with 2 circular and one semi circular patio areas, stocked borders, external power sockets and centre light, close boarded timber fencing to the side and rear boundaries along with a gravelled area to the other side providing useful storage space.

DIRECTIONS/AMENITIES

From Spalding proceed in a northerly direction along Pinchbeck Road and after passing the turning signposted to the Johnson Community Hospital on the way to Pinchbeck take the next right hand turning immediately after Vernatts Lodge. The property is at the end of the gravelled roadway.

Along with the local hospital and Morrisons supermarket, the centre of the village of Pinchbeck is within easy walking distance and provides useful facilities including a range of shops, doctors surgery, primary school etc. Spalding town centre is approximately 1.5 miles from the property and offers a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations. Peterborough is 21 miles to the south of the property and has a fast train link with London's Kings Cross minimum journey time 46 minutes.

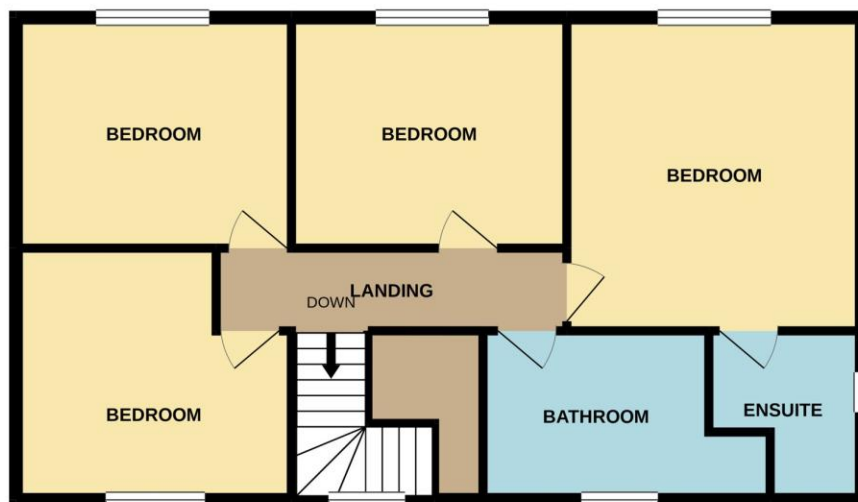




GROUND FLOOR
1104 sq.ft. (102.5 sq.m.) approx.



1ST FLOOR
749 sq.ft. (69.6 sq.m.) approx.



TOTAL FLOOR AREA : 1853 sq.ft. (172.1 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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THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES All Mains

COUNCIL TAX

Band D

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: S10741

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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