

EST 1770



# Longstaff<sup>.COM</sup>

SPALDING RESIDENTIAL: 01775 766766 [www.longstaff.com](http://www.longstaff.com)



## 8 Captains Beck, Pinchbeck PE11 3US

### Guide Price £325,000 Freehold

- Sought After Location in Pinchbeck
- Detached Double Garage
- No Onward Chain
- 3 Bedrooms
- Viewing Recommended

Executive 3 bedroom detached bungalow in pleasant low density cul-de-sac on the outskirts of the popular village of Pinchbeck. Ample parking, detached double garage, enclosed gardens. Gas central heating, UPVC windows. Reception hall, large lounge diner, conservatory, kitchen, utility room, master bedroom with en-suite shower, 2 further bedrooms and bathroom. No onward chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



### ACCOMMODATION

Part glazed UPVC front entrance door to:

### ENTRANCE HALL

11' 2" x 9' 6" (3.42m x 2.92m) Laminate flooring, coved cornice, ceiling light, radiator, window to the front elevation, security alarm control panel, arched access to:

### LOUNGE DINER

22' 9" x 12' 6" (6.94m x 3.83m) Widening to 14'7" (4.46m), 2 radiators, coal effect electric fire set within decorative surround, window to the side elevation, glazed French doors, 2 ceiling lights, 2 wall lights, coved cornice, arch to:



### **CONSERVATORY**

12' 1" x 9' 8" (3.70m x 2.96m) Brick and UPVC construction with pitched polycarbonate roof, pendant light fitment, glazed UPVC French doors, laminate flooring.

### **KITCHEN**

11' 9" x 9' 1" (3.60m x 2.78m) Window to the front elevation, fitted base cupboards and drawers beneath the roll edged worktops, inset one and a quarter bowl single drainer resin sink unit with mixer tap, intermediate wall tiling, matching eye level wall cupboards, built-in electric double oven, ceramic hob and multi speed cooker hood, tile effect vinyl floor covering, coved and textured ceiling, ceiling light, arch to:

### **UTILITY ROOM**

11' 9" maximum x 5' 0" (3.60m maximum x 1.54m) Modern wall mounted Viessmann gas fired central heating boiler, roll edged worktop with inset single drainer stainless steel sink unit, cupboards and drawers beneath, eye level wall cupboards, plumbing and space for washing machine, tile effect vinyl flooring, extractor fan, ceiling light, radiator, fuse box, half glazed UPVC external entrance door.

Also from the main Reception Hall direct access into:

### **INNER HALLWAY**

7' 0" x 4' 8" (2.15m x 1.43m) plus recess Access to loft space, laminate flooring, built-in Airing Cupboard, doors arranged off to:

### **MASTER BEDROOM**

13' 7" x 11' 8" (4.15m x 3.56m) UPVC window to the front elevation, 2 ceiling light points, radiator, fitted kneehole style dressing table and single wardrobe, door to:

### **EN-SUITE SHOWER ROOM**

5' 8" x 5' 6" (1.75m x 1.70m) Tiled shower cubicle with Mira shower, low level WC, pedestal wash hand basin, partial wall tiling, radiator, obscure glazed window, shaver point, courtesy light, extractor fan, ceiling light.

### **BEDROOM 2**

10' 10" x 10' 0" (3.31m x 3.05m) Four door wardrobe unit, further hanging rails, UPVC window, radiator, ceiling light.

### **BEDROOM 3**

9' 4" x 8' 6" (2.85m x 2.61m) Fitted shelved store cupboard, coved cornice, ceiling light, radiator, UPVC window.



## **BATHROOM**

7' 3" x 8' 0" (2.21m x 2.45m) maximum Panelled bath with Bristan shower over and glazed screen, low level WC, pedestal wash hand basin, half tiled walls (fully tiled around the bath area), laminate flooring, radiator, obscure glazed window, extractor fan, shaver point with courtesy light.

## **EXTERIOR**

The property occupies an attractive plot with neat hedgerow and an area of lawn to the front, extensive gravelled driveway, turning bay and multiple parking area with access to:

## **DETACHED DOUBLE GARAGE**

Brick with a pitched roof, twin up and over doors, side personnel door, power and lighting.

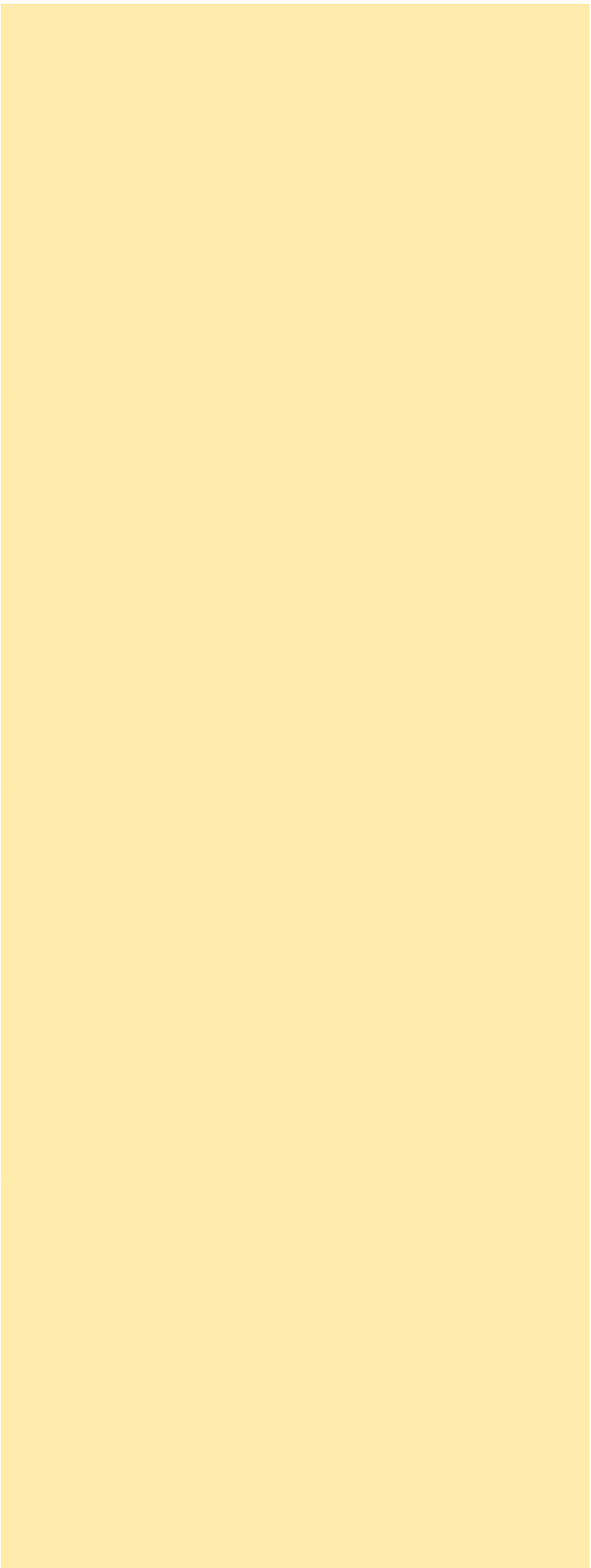
At the side of the property there is a cold water tap and external electric light, easy maintenance gravelled garden area with summerhouse and stocked border, paved patio and pathway round to a lawned rear garden with stocked border and a further lawned side garden area with fencing, stocked border with plants, shrubs etc. There is a further small gated garden to the front of the property.

## **DIRECTIONS**

From Spalding proceed in a northerly direction along Pinchbeck Road to the village of Pinchbeck pass through the village and take a left hand turning into Captains Beck where upon the property is situated on the right hand side.

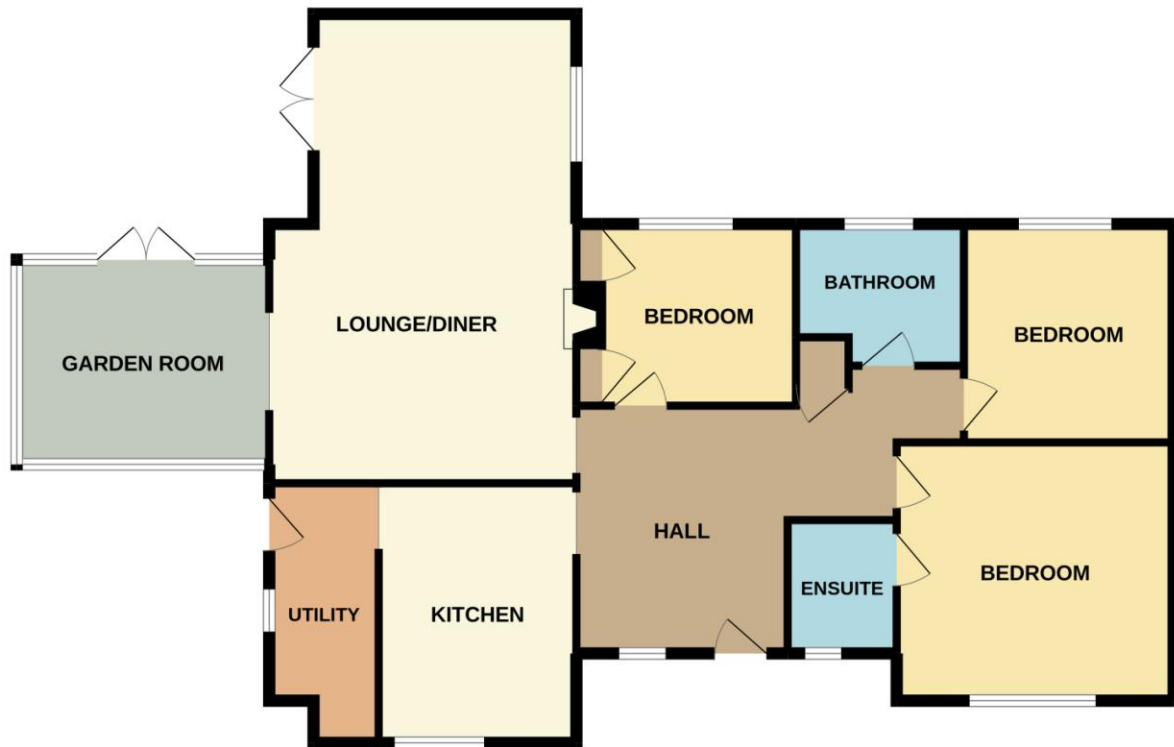
## **AMENITIES**

Pinchbeck is a well served village boasting a range of facilities including various shops, award winning butchers, public house/restaurant, doctors surgery, primary school, Church, playing fields etc. Spalding is just over 2 miles from the property (on a bus route) and has a wide range of 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  
1228 sq.ft. (114.1 sq.m.) approx.



TOTAL FLOOR AREA: 1228 sq.ft. (114.1 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.  
Made with Metropix ©2022

# 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		
69-80	C		75   C
55-68	D	63   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: S11063

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.

## ADDRESS

R. Longstaff & Co.  
 5 New Road  
 Spalding  
 Lincolnshire  
 PE11 1BS

## CONTACT

T: 01775 766766  
 F: 01775 762289  
 E: [spalding@longstaff.com](mailto:spalding@longstaff.com)  
[www.longstaff.com](http://www.longstaff.com)

