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Longstaff^{.COM}

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



78 Pinchbeck Road, Spalding PE11 1QF

Guide Price £260,000 Freehold **SENSIBLE OFFERS CONSIDERED**

- Individual Residence
- Prime Location
- Close to Town Centre
- 3 Double Bedrooms
- No Chain

Individual detached residence situated in prime location in Pinchbeck Road with accommodation comprising of Entrance Hallway, Lounge, Dining Room, Reception Room 2, Kitchen/Diner, Separate Utility Room, Freezer Room, Cloakroom, 3 Double Bedrooms, Family Bathroom, Family Shower room, Separate Cloakroom.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



The property is approached by a block paved driveway providing multiple off road parking for cars leading to attached garage. Predominately the garden is laid out lawn with block paved pathways and wooden side access gate leading into the rear garden. Obscured leaded UPVC double glazed front door to the front elevation leading into the Entrance Porch:

ENTRANCE PORCH

5' 2" x 4' 0" (1.58m x 1.24m) Of dwarf brick wall construction and UPVC obscured double glazed windows to both sides and to the front elevation. With tiled flooring and BT point. Open archway into the:



ENTRANCE HALLWAY

5' 10" x 11' 11" (1.80m x 3.65m) With textured and coved ceiling, centre light point, wall mounted cupboard housing electric consumer unit board, mosaic tiled flooring, double radiator, understairs storage cupboard, stairs leading off to first floor galleried landing. Off the Entrance Hallway into the:

LOUNGE

12' 0" x 14' 6" (3.66m x 4.44m) With UPVC double glazed bay window to the front elevation, coved ceiling with centre light point, picture rail, double radiator, TV point, limestone fireplace with tiled hearth and fitted multifuel burner. Off the lounge via solid wooden double glazed doors into:



DINING ROOM

6' 11" x 7' 8" (2.12m x 2.36m) With UPVC double glazed door to the rear elevation with full length glazed panels to both sides leading into sunroom. Textured and coved ceiling with 2 x double wall lights, laminated flooring, single radiator. Off dining room into:

SUNROOM

6' 9" x 17' 10" (2.08m x 5.44m) Of dwarf brick wall and UPVC construction with polycarbonate heat resistant roof with UPVC double glazed windows to the side and rear elevations with open light windows and UPVC double glazed door to the rear elevation, laminated flooring, single radiator, double wall lights. Off sunroom through wooden obscured double glazed door:



TANDEM GARAGE

8' 3" x 23' 6" (2.52m x 7.17m) With up and over door to the front elevation, glazed window to the side elevation, electric power points and light point, gas meter.

RECEPTION ROOM 2

12' 0" x 14' 6" (3.68m x 4.44m) With UPVC double glazed bay window to the front elevation, coved ceiling with centre light point, double radiator, wooden fire surround with marble inserts and marble hearth with fitted electric coal effect fire, shelving built into recess.



KITCHEN/DINER

9' 11" x 17' 4" (3.03m x 5.29m) With wooden glazed window to both side elevations plus UPVC double glazed window to the side elevation, textured and coved ceiling, 2 x centre strip lighting, double radiator, tiled floor, fitted with a wide range of base and eye level units with preparation surfaces over, further glass display units, inset one and a quarter bowl sink with mixer tap.



OUTER LOBBY

4' 6" x 5' 2" (1.38m x 1.59m) With UPVC double glazed window to the rear and side elevations, obscured UPVC double glazed door to the side elevation, skimmed ceiling, tiled floor coordinated from the kitchen, fitted storage cupboard.



CLOAKROOM

4' 0" x 5' 1" (1.23m x 1.56m) With obscured UPVC double glazed window to the rear elevation, skimmed and covered ceiling with part tiled walls and tiled floor, single radiator, fitted with a 2 piece suite comprising of low level WC and wash hand basin.

FURTHER STORAGE AREA

5' 2" x 6' 3" (1.58m x 1.93m) With skimmed and covered ceiling, light point, fitted shelving, tiled flooring. Obscure wooden glazed door leading into utility lean-to area.

UTILITY AREA

6' 7" x 5' 8" (2.03m x 1.74m) Of wooden construction with wooden glazed windows to side and rear elevations, wooden part glazed door to rear elevation with polycarbonate roof, tiled floor, wall lights, power sockets, plumbing for automatic washing machine.



FIRST FLOOR GALLERIED LANDING

10' 6" x 15' 9" (3.21 maxm x 4.81 maxm) With UPVC double glazed window to the front elevation, textured and covered ceiling with centre light point, loft access, split level landing, central heating thermostat.

BEDROOM 1

12' 4" x 12' 5" (3.76m x 3.79m) With UPVC double glazed windows to the front and side elevations, textured and covered ceiling with centre light point and picture rail, single radiator, feature wrought iron decorative fireplace, fitted bedroom fitment with fitted wardrobes and overbed storage units with built in shelving, 2 x bedside cabinets.



BEDROOM 2

11' 11" x 12' 0" (3.64m x 3.66m) With UPVC double glazed windows to the front and side elevations, skimmed and covered ceiling with centre light point, picture rail, single radiator, feature wrought iron fireplace, fitted wardrobe with hanging rail and shelving into recess.

BEDROOM 3

10' 9" x 10' 2" (3.29m x 3.10m) With UPVC double glazed windows to the rear and side elevations, textured and covered ceiling with centre light point, double radiator, feature wrought iron fireplace. Step up to dressing room area.



DRESSING ROOM

4' 7" x 7' 4" (1.41m x 2.25m) With UPVC double glazed window to the rear elevation, textured and covered ceiling with centre light point, hanging rails, glow worm compact gas boiler.



SEPARATE CLOAKROOM

2' 10" x 5' 8" (0.88m x 1.74m) With skimmed ceiling, porthole window, part tiled walls, dado rail, fitted with low level WC.

SEPARATE SHOWER ROOM

4' 10" x 6' 11" (1.49m x 2.13m) With obscured UPVC double glazed window to the side elevation, textured ceiling with centre light point, part tiled walls, single radiator, Dimplex fitted wall electric heater, fitted with three piece suite comprising of low level WC, pedestal wash hand basin, fully tiled shower cubicle with fitted Triton power shower over.

SEPARATE BATHROOM

5' 0" x 5' 11" (1.53m x 1.81m) With obscured UPVC double glazed window to the rear elevation, textured and covered ceiling, vinyl floor covering, single radiator, fitted with a two piece suite comprising pedestal wash hand basin, bath, part tiling around the bath.



REAR GARDENS

Via side wooden gate leading into the rear garden with paved pathways, paved patio area, mature garden predominantly laid to lawn with raised shrub borders, fenced boundaries to both side, brick walling to rear elevation.



DIRECTIONS

From R Longstaff & Co offices turn into Pinchbeck Road at the traffic lights, follow the road down and the property is located on the right hand side next to The Woodlands Hotel.





GROUND FLOOR
1075 sq.ft. (99.9 sq.m.) approx.



1ST FLOOR
625 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA : 1700 sq.ft. (158.0 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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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



TENURE Freehold

SERVICES All Mains

COUNCIL TAX Band 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: S11151

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

