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## 117 Church Street, Pinchbeck PE11 3YA

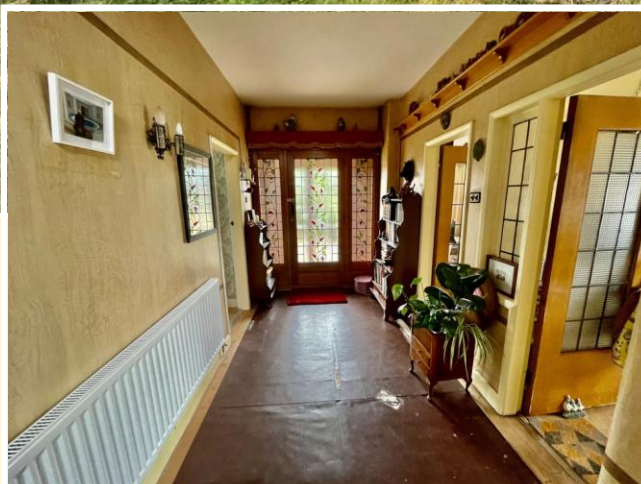
**£369,995 Freehold**

- Good Sized Plot
- Spacious Accommodation
- Ample Parking, In and Out Driveway
- Double Garage
- Viewing Recommended

Substantial detached residence built in 1957 situated in the popular village of Pinchbeck. Good sized plot of approximately three quarters of an acre, subject to survey, with 'in and out' driveway, double garage with electric door. Accommodation comprising sitting room, dining room, breakfast kitchen, conservatory, utility room and rear entrance lobby to the ground floor; 3 double bedrooms, dressing room and spacious refitted family bathroom with separate WC.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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#### **ACCOMMODATION**

Double obscure glazed doors leading into:

#### **ENTRANCE CANOPY PORCH**

Tiled flooring, solid oak door with obscure leaded glazed panels to both sides leading into:

#### **ENTRANCE HALLWAY**

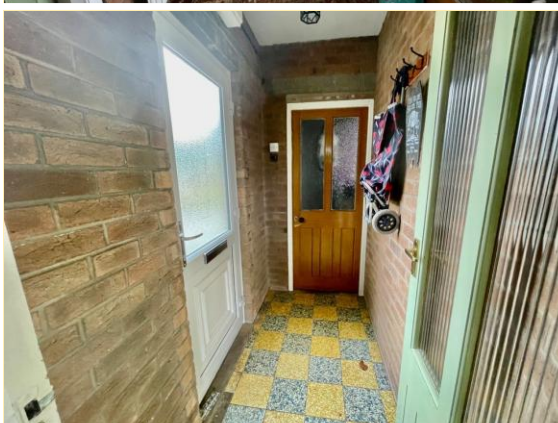
Double wall light, radiator, staircase rising to first floor, picture rail, oak glazed door into:

#### **RECEPTION ROOM 2**

12' 4" x 14' 6" (3.78m x 4.44m) UPVC double glazed window to the front elevation, obscure UPVC double glazed window to the side elevation, centre light point, picture rail, tiled fireplace with open grate, double radiator.

From the Entrance Hallway via obscure glazed wooden door





with matching obscure leaded glazed panel to the side leading into:

**KITCHEN DINER**

12' 5" x 14' 6" (3.81m x 4.42m) UPVC double glazed window to the side elevation, glazed window to the rear elevation with secondary double glazing, skimmed ceiling, strip light, double radiator, fitted with a wide range of base and eye level units, work surfaces over, tiled splashbacks, stainless steel sink unit with fitted taps, part glazed door into Conservatory.

**WALK-IN PANTRY**

8' 11" x 10' 0" (2.74m x 3.07m) Obscure UPVC double glazed window to the side elevation, fitted shelving, fitted storage cupboards.

**LEAN-TO CONSERVATORY**

5' 8" x 20' 7" (1.73m x 6.29m) Dwarf brick wall and UPVC construction, solid roof, UPVC double glazed window to the rear elevation, UPVC double glazed windows to the side elevation, UPVC double glazed door to the side elevation, skimmed ceiling, centre light point, radiator, part obscure glazed door leading into:

**UTILITY ROOM**

6' 11" x 8' 11" (2.12m x 2.72m) Glazed window to the side elevation, skimmed ceiling, strip light, floor standing Ideal Mexico gas boiler, stainless steel sink, plumbing and space for dishwasher, space for tumble dryer, plumbing and space for washing machine.

**WALK-IN STORAGE CUPBOARD**

3' 3" x 7' 1" (1.01m x 2.18m) Skimmed ceiling, centre light point, fitted cupboards, walk-in shower enclosure with fitted Triton power shower over.

**CLOAKROOM**

2' 9" x 6' 11" (0.84m x 2.12m) Obscure glazed window to the rear elevation, skimmed ceiling, fitted wall light, medicine cabinet, shaver point, fitted with a two piece suite comprising low level WC and pedestal wash hand basin.

From the Conservatory a door leads into:

**SIDE ENTRANCE PORCH**

3' 10" x 7' 6" (1.18m x 2.30m) Obscure UPVC double glazed door to the front elevation, skimmed ceiling, centre light, electric consumer unit, fitted coat rail, tiled flooring, wooden obscure glazed door leading into Double Garage.

From the Entrance Hallway a door leads into:

**RECEPTION ROOM 1 (LOUNGE)**

14' 0" x 18' 10" (4.27m x 5.75m) UPVC double glazed bay window to the front elevation, 5 double wall lights, 2 double radiators, TV point, telephone point, glazed window to the rear elevation with secondary double glazing, glazed doors to the side elevation with secondary double glazing, feature fireplace with fitted multi fuel burner, carbon monoxide detector.

From the Entrance Hallway the staircase rises to:

**HALF LANDING**

Beautiful obscure leaded glazed coloured panel window to the side elevation.



#### **FIRST FLOOR GALLERIED LANDING**

9' 3" x 15' 1" (2.82m x 4.62m) Coved ceiling, centre light point, radiator, storage cupboards off with slatted shelving and housing hot water cylinder, door into:

#### **MASTER BEDROOM**

13' 6" x 14' 6" (4.13m x 4.42m) UPVC double glazed bay window to the front elevation, glazed window to the side elevation, centre light point, double radiator, stripped polished floorboards.

#### **BEDROOM 2**

13' 3" x 14' 6" (4.05m x 4.42m) UPVC double glazed bay window to the front elevation, glazed window to the side elevation, centre light point, double radiator, 2 fitted double wardrobes with over head storage unit.

#### **BEDROOM 3**

9' 0" x 14' 1" (2.76m x 4.30m) UPVC double glazed bay window to the rear elevation, centre light point, double radiator, fitted wardrobe with hanging rail and shelving, stripped polished floorboards.

#### **STUDY**

4' 10" x 9' 3" (1.48m x 2.84m) Glazed window to the front elevation, centre light point, access to loft space, stripped polished floorboards, radiator.

#### **CLOAKROOM**

2' 9" x 4' 11" (0.85m x 1.52m) Obscure glazed window to the rear elevation, fitted low level WC.

#### **FAMILY BATHROOM**

6' 6" x 9' 6" (1.99m x 2.90m) Obscure glazed window to the side elevation, skimmed ceiling, centre light point, wall mirror, shaver point, radiator, fully tiled walls, fitted with a two piece suite comprising pedestal wash hand basin with mixer tap, fitted bath with central telephone shower mixer tap.





#### **EXTERIOR**

Dwarf brick wall to the front elevation with 'in and out' driveway with 2 pillared entrances with double gates. The front garden is mainly laid to lawn. Extensive lighting.

Woodland area to the side of the property with side access gate leading into rear garden.

#### **DOUBLE GARAGE**

18' 4" x 20' 7" (5.61m x 6.28m) Obscure glazed window to the side and rear elevations, power and lighting, electric up and over door.

#### **TOOL STORE**

2' 7" x 22' 1" (0.80m x 6.75m) Attached to the side of the Garage with lighting.

#### **REAR GARDEN**

Patio area with steps down to the formal gardens which are mainly laid to lawn with a wide range of mature shrub and tree borders. Field views beyond. Wooden garden summerhouse. Further lawned area and vegetable patch. Fenced boundaries to both sides and to the rear elevation.

#### **DIRECTIONS**

From Spalding proceed along the old main road to Pinchbeck, follow through and the property is located on the right hand side.

#### **AMENITIES**

The Ship Inn and the village of Pinchbeck with a variety of shops, primary school etc are within easy walking distance of the property. Spalding is 2.5 miles distant and offers a full range of facilities and the cathedral city of Peterborough is 21 miles from the property offering a fast train link with London's Kings Cross minimum journey time 46 minutes.





TOTAL FLOOR AREA : 2165 sq.ft. (201.1 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E		
21-38	F	38 F	
1-20	G		

# 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** E

## **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: S11272**

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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