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16 Wimberley Way, Pinchbeck PE11 3RY

**Guide Price £285,000 Freehold**

- 3 Bedroom Detached House
- Lounge Diner
- Recently Refitted Bathroom
- Gas Central Heating
- Popular Village with Several Amenities

Superbly presented 3 bedroom detached house in the popular village location of Pinchbeck. Accommodation comprising entrance hallway, lounge diner, conservatory, kitchen, utility/sun room, study, further storage/utility area and cloakroom to the ground floor; 3 bedrooms and family bathroom to the first floor. Viewing advised to appreciate the accommodation offered.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



### **ACCOMMODATION**

2 external lights and through a composite obscure glazed door with matching obscure UPVC double glazed windows to both sides leading into:

### **ENTRANCE HALLWAY**

7' 0" x 15' 7" (2.14m x 4.76m) Skimmed and coved ceiling, inset LED lighting, smoke alarm, double radiator, single radiator, oak Kardean flooring, understairs storage area, solid oak door into:

### **STUDY**

9' 1" x 7' 9" (2.77m x 2.37m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, inset LED lighting, oak Kamdean flooring, double radiator, storage cupboard off housing electric consumer unit board.



#### **UTILITY AREA/STORAGE ROOM**

6' 9" x 8' 2" (2.06m x 2.51m) UPVC double glazed window to the side elevation, skimmed and coved ceiling, inset LED lighting, tiled flooring.

From the Entrance Hallway door leads into:

#### **LOUNGE DINER**

12' 8" x 23' 10" (3.87m x 7.27m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, inset LED lighting, 2 double radiators, TV point, oak Karndean flooring, square arch into:

#### **CONSERVATORY**

11' 4" x 13' 6" (3.46m x 4.12m) Dwarf brick wall and UPVC construction, UPVC double glazed windows to both sides and to the rear elevations, UPVC double glazed French doors to the side elevation, oak Karndean flooring, double radiator, solid roof, inset LED lighting.

From the Entrance Hallway a door leads into:

#### **KITCHEN**

9' 8" x 11' 6" (2.96m x 3.52m) UPVC double glazed window to the rear elevation, skimmed and coved ceiling, inset LED lighting, tiled flooring, full length radiator, fitted with a wide range of base and eye level units with work surfaces over, tiled splashbacks, inset one and a quarter bowl sink with mixer tap, plumbing and space for washing machine, space for slot-in electric cooker, opening into:

#### **SUN ROOM/UTILITY**

8' 2" x 12' 4" (2.50m x 3.77m) UPVC double glazed sliding patio doors to the rear elevation, skimmed ceiling, inset LED lighting, tiled flooring, radiator, solid oak door into:

#### **CLOAKROOM**

2' 10" x 4' 6" (0.88m x 1.38m) Obscure UPVC double glazed window to the side elevation, skimmed ceiling, inset LED lighting, tiled floor, radiator, fitted with a two piece suite comprising low level WC and corner hand basin with taps.

From the Entrance Hallway the staircase rises to:

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

7' 7" x 8' 10" (2.32m x 2.70m) UPVC double glazed window to the side elevation, skimmed ceiling, inset LED lighting, smoke alarm, access to loft space, radiator, oak Karndean flooring.





### **MASTER BEDROOM**

11' 5" x 11' 10" (3.49m x 3.63m) UPVC double glazed window to the front elevation, skimmed and covered ceiling, centre light point, radiator, oak Karndean flooring.

### **BEDROOM 2**

11' 5" x 11' 5" (3.48m x 3.49m) UPVC double glazed window to the rear elevation, skimmed and covered ceiling, centre light point, radiator, oak Karndean flooring.

### **BEDROOM 3**

7' 6" x 8' 11" (2.29m x 2.73m) UPVC double glazed window to the front elevation, skimmed and covered ceiling, centre light point, radiator, oak Karndean flooring.

### **FAMILY BATHROOM**

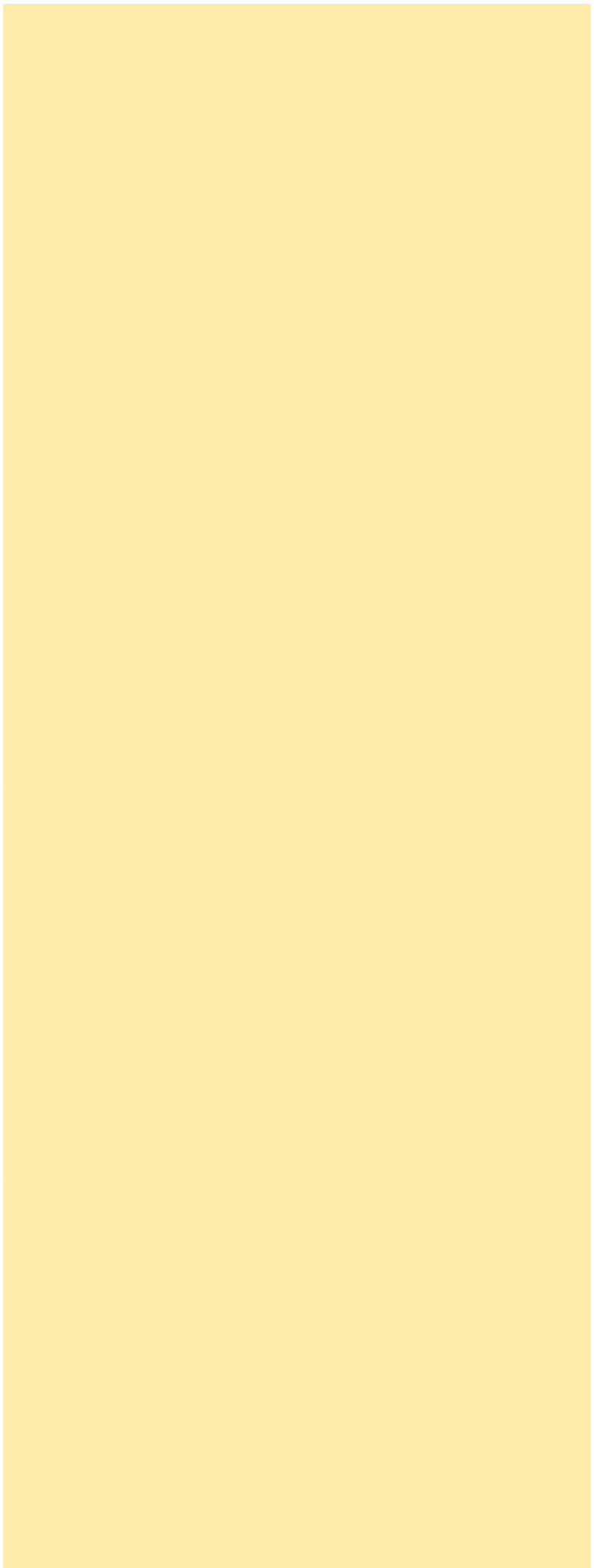
7' 4" x 5' 4" (2.26m x 1.65m) Obscure UPVC double glazed window to the rear elevation, skimmed ceiling, inset LED lighting, extractor fan, fully tiled walls, tiled floor, stainless steel heated towel rail, storage cupboard off housing Worcester gas boiler, fitted with a three piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit with glass illuminated mirror over, bath with mixer tap, fitted shower screen and fitted Bristan thermostatic shower with double shower head.

### **AGENTS NOTE**

There are solid oak internal doors in the property.  
Hives system for the central heating.

### **DIRECTIONS**

From Spalding proceed in a northerly direction along the A1397 Pinchbeck Road continue for around 2 miles to Pinchbeck and turn left opposite the Church into Rose Lane. Take the second left hand turning into Wimberley Way.





Awaiting Floorplan

# 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



Awaiting EPC

**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: S11291**

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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