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‘Woodlands’, 76 Rotten Row, Pinchbeck PE11 3RH

£340,000 Freehold

- No Chain
- 5 Bedrooms
- Large Conservatory
- 2 Bathrooms
- Viewing Highly Recommended

Superbly presented individual detached 1930's property offering extensive accommodation comprising entrance porch, entrance hallway, lounge, recently fitted bathroom, utility room, study, kitchen breakfast room and conservatory to the ground floor; 5 bedrooms to the first floor, bathroom and cloakroom to the first floor. Mature gardens to the rear, multiple off-road parking and tandem garage. Ideally situated for village amenities and primary school. No chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Storm canopy porch leading to a leaded UPVC double glazed door into:

ENTRANCE PORCH

3' 9" x 3' 9" (1.16m x 1.16m) UPVC double glazed leaded window to the side elevation, skimmed ceiling, centre light point, solid wooden door with obscure glazed panel leading into:

ENTRANCE HALLWAY

11' 3" x 14' 4" (3.45m x 4.38m) UPVC double glazed window to the side elevation, UPVC double glazed curved window to the front and side elevations, skimmed ceiling, 2 centre light points, part wood panelling to the walls, radiator, understairs storage



cupboard housing electric consumer unit board, central heating thermostat, staircase rising to first floor, solid wooden door into:

LOUNGE

12' 2" x 13' 5" (3.73m x 4.09m) UPVC double glazed bay window to the front elevation with leaded panels, skimmed ceiling, centre light points, 2 double wall lights, double radiator, TV point, telephone point, feature wooden fire surround with coal effect fitted electric fire.

From the Entrance Hallway a door leads into:

FAMILY BATHROOM

8' 4" x 9' 4" (2.55m x 2.87m) UPVC double glazed window to the side elevation, skimmed ceiling, centre light point, tiled flooring, fully tiled walls, under floor heating, double radiator, recently fitted with a four piece suite comprising low level WC, freestanding oval bath with mixer tap, fully tiled shower cubicle with fitted rainfall shower and further shower attachment tap, oval sink with mixer tap fitted into vanity unit with storage drawers below and mirror over.

UTILITY ROOM

8' 2" x 9' 4" (2.49m x 2.87m) UPVC double glazed window to the side elevation, skimmed ceiling, centre light point, solid oak flooring, fitted with a range of base, eye level and tall boy units, work surfaces over, tiled splashbacks, inset sink with mixer tap, Lamona washing machine and tumble dryer. Door into:

STUDY/OFFICE

6' 3" x 7' 10" (1.91m x 2.39m) Glazed window to the side elevation, skimmed ceiling, centre light point, engineered oak flooring, double radiator, square arch into:

KITCHEN BREAKFAST ROOM

15' 9" x 11' 5" (4.82m x 3.50m) Skimmed ceiling, 2 centre light points, engineered oak flooring, floor standing gas boiler, separate consumer unit, recently fitted with a wide range of base, eye level, display and drawer units, integrated wine cooler, integrated AEG induction hob, AEG single oven/microwave combination oven, AEG stainless steel double fan assisted oven, BEKO fitted warming drawer, square enamel sink with mixer tap, Montpellier dishwasher, Montpellier fridge freezer, square arch into:

CONSERVATORY

11' 9" x 19' 8" (3.60m x 6.0m) Dwarf brick and UPVC construction with UPVC double glazed windows to the side and rear elevations, UPVC double glazed French doors to the side elevation, vaulted polycarbonate roof, centre light point, vinyl plank flooring, 2 double radiators, TV point, door into Tandem Garage.

From the Entrance Hallway the staircase rises to:



HALF LANDING

UPVC double glazed window to the side elevation.

FIRST FLOOR LANDING

10' 8" x 6' 9" (3.26m x 2.06m) Skimmed ceiling, centre light point, access to loft space.

BEDROOM 5

7' 6" x 7' 11" (2.30m x 2.42m) UPVC double glazed leaded window to the front elevation, skimmed ceiling, centre light point, double radiator, TV point.



BEDROOM 4

9' 11" x 11' 3" (3.03m x 3.43m) UPVC double glazed leaded window to the front elevation, skimmed ceiling, centre light point, TV point, access to loft space.

BEDROOM 3

6' 6" x 11' 3" (1.99m x 3.44m) UPVC double glazed window to the side elevation, skimmed ceiling, centre light point, radiator, TV point.

BEDROOM 2

9' 5" x 10' 6" (2.88m x 3.21m) 2 UPVC double glazed windows to the side elevation, skimmed ceiling, centre light point, radiator, TV point.



INNER HALLWAY

3' 11" x 9' 4" (1.20m x 2.87m) Centre light point, radiator, sliding door into:

CLOAKROOM

2' 3" x 4' 5" (0.69m x 1.37m) UPVC double glazed window to the side elevation, centre light point, fitted with a two piece suite comprising low level WC and wash hand basin with taps, vinyl laminate floor covering.

BATHROOM

5' 5" x 7' 7" (1.67m x 2.33m) Obscure UPVC double glazed window to the rear elevation, centre light point, double radiator, fitted with a two piece suite comprising pedestal wash hand basin with taps with tiled splashbacks with mirror over, bath with shower mixer attachment tap with shower screen.



BEDROOM 1

10' 3" x 11' 2" (3.14m x 3.42m) UPVC double glazed window to the rear elevation, centre light point, radiator, TV point.



EXTERIOR

The front garden is laid to gravel with shrub borders.
Driveway to the side elevation providing multiple parking.

Wooden gated access to the side elevation leading into rear garden.

GARAGE

10' 1" x 19' 11" (3.08m x 6.08m) Brick construction with recently fitted roller door, further wooden doors to the rear elevation, pit, power points, strip lighting.

REAR GARDEN

Further gravelled area, raised vegetable patch, glasshouse, the garden is mainly laid to lawn with a range of shrub and tree borders. Chicken coup at the rear end of the garden. Lighting, cold water tap.

DIRECTIONS

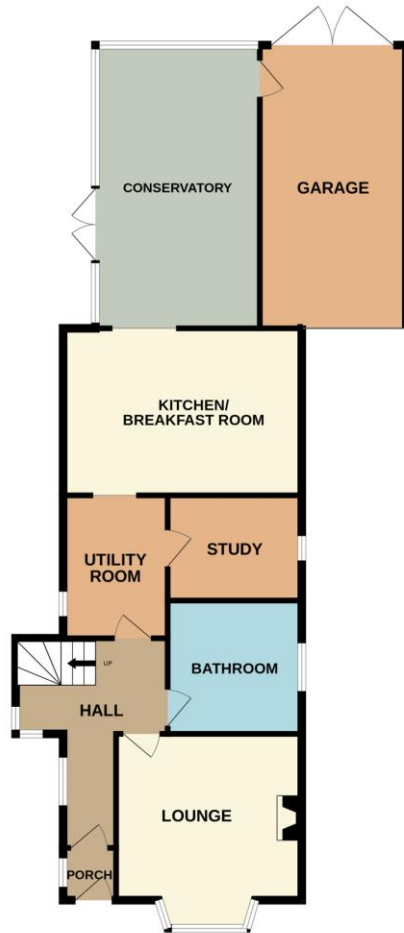
From Spalding proceed in a northerly direction along the Pinchbeck Road continuing to Pinchbeck and turning left opposite the Church at the mini roundabout into Rose Lane, follow the road round into Rotten Row and the property can be found on the left hand side.

AMENITIES

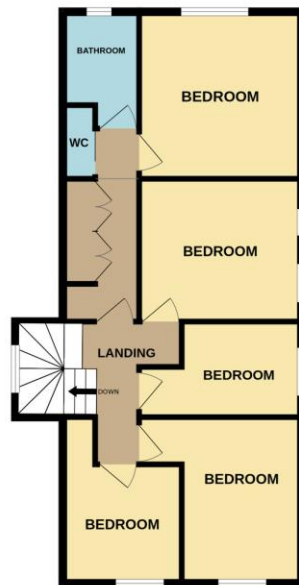
The local primary school is close to the property and the centre of the village of Pinchbeck is within easy walking distance offering a range of shops, public house, doctors surgery, hairdressers etc. The market town of Spalding is 2 miles distant and offers a full range of shopping, banking, leisure, commercial, educational and medical facilities and the cathedral city of Peterborough is 20 miles from the property offering a fast train link with London's Kings Cross minimum journey time 48 minutes.



GROUND FLOOR
1092 sq.ft. (101.5 sq.m.) approx.



1ST FLOOR
668 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA : 1760 sq.ft. (163.5 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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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

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Ref: S11305

Viewings are to be arranged by prior appointment. 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 contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E		
21-38	F	30 F	
1-20	G		