

EST 1770



# Longstaff<sup>.COM</sup>

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



14 Westfield Drive, Pinchbeck PE11 3TW

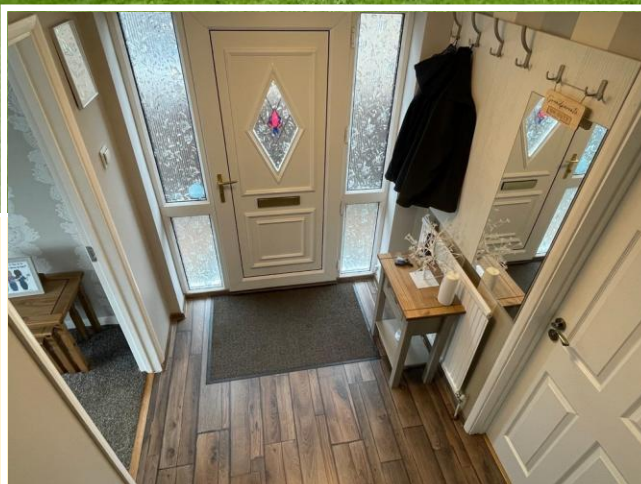
**GUIDE PRICE - £244,995 Freehold**

- Immaculately Presented
- Recently Refitted Kitchen
- Gas Central Heating
- 2 Double Bedrooms
- Viewing Recommended

Superbly presented 2 bedroom detached chalet bungalow situated in a popular location within easy walking distance of the village amenities. Accommodation comprising entrance hallway, lounge, kitchen diner and shower room to the ground floor; 2 double bedrooms to the first floor. Enclosed rear gardens, integral garage. Must view to appreciate the property.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



#### **ACCOMMODATION**

Obscure leaded UPVC double glazed door to the side elevation with matching full length obscure UPVC double glazed windows to both sides leading into:

#### **ENTRANCE HALLWAY**

6' 0" x 10' 4" (1.85m x 3.16m) Skimmed and coved ceiling, centre light point, radiator, BT point, staircase rising to first floor, laminate plank flooring, door into:

#### **SHOWER ROOM**

5' 5" x 7' 7" (1.67m x 2.32m) Obscure UPVC double glazed window to the rear elevation, textured ceiling, centre light point, fully tiled walls, tiled flooring, double radiator, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap, fully tiled shower cubicle with fitted thermostatic shower over. Storage cupboard off housing Ideal Logic boiler and tank and slatted shelving.



From the Entrance Hallway a door leads into:

#### LOUNGE

11' 5" x 14' 9" (3.48m x 4.50m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, double radiator, TV point, feature wooden fire surround with marble effect insert and hearth with fitted electric pebble effect fire.

From the Entrance Hallway a glazed door leads into:

#### KITCHEN DINER

8' 8" x 13' 6" (2.66m x 4.14m) UPVC double glazed window to the rear elevation, obscure leaded UPVC double glazed door to the side elevation, skimmed and coved ceiling, centre light point, vinyl plank laminate flooring. Recently fitted with a wide range of base and eye level units with tiled splashbacks, inset sink with mixer tap, slot-in electric cooker, plumbing and space for washing machine, space for dishwasher and fridge freezer, Russell Hobbs stainless steel canopy extractor hood over, TV point.

#### WALK-IN PANTRY

With shelving and radiator.

From the Entrance Hallway the staircase rises to:

#### FIRST FLOOR LANDING

Skimmed and coved ceiling, centre light point, access to loft space, door into:

#### MASTER BEDROOM

11' 6" x 11' 9" (3.52m x 3.60m) UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, radiator.

#### BEDROOM 2

8' 7" x 11' 9" (2.64m x 3.59m) UPVC double glazed window to the rear elevation, skimmed ceiling, centre light point, radiator, storage cupboard into eaves.

#### EXTERIOR

Extensive block paved driveway providing multiple off-road parking for vehicles. Block paved pathways and side access gate leading into:

#### REAR GARDEN

Cold water tap, lighting, extensive flagstone patio area, the garden is mainly laid to lawn with a wide range of shrub and tree borders, corner summerhouse, wooden garden shed with power and lighting.

#### DIRECTIONS

From Spalding proceed in a northerly direction along the B1397 Pinchbeck Road and continue for 2 miles to the village of Pinchbeck. Turn left at the mini roundabout opposite the Church into Rose Lane and continue without deviation into Rotten Row, then take the right hand turning into Westfield Drive where the property is situated on the right hand side.

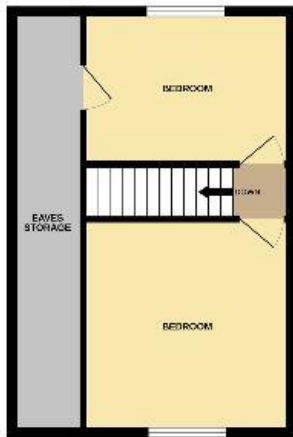
#### AMENITIES

The centre of the village of Pinchbeck is within easy walking distance and offers a range of amenities with various shops including award winning butchers, primary school, Church, public houses, fish and chip shop etc. Pinchbeck is on a regular bus route with access to Spalding and beyond. Spalding town centre is 2 miles distance and offers a range of shopping, banking, leisure, commercial and educational facilities along with bus and railway stations. Peterborough is approximately 20 miles to the south of the property and has a fast train link with London's Kings Cross minimum journey time 50 minutes.





1ST FLOOR  
390 sq. ft. (35.9 sq. m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**TENURE**

Freehold

**SERVICES**

All Mains

**COUNCIL TAX BAND**

Band B

**LOCAL AUTHORITIES**

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

**PARTICULARS CONTENT**

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

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.

**Ref: S11345**

**ADDRESS**

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

**CONTACT**

T: 01775 766766  
E: spalding@longstaff.com  
www.longstaff.com

Produced: 20 October 2023