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41 Viscount Close, Pinchbeck PE11 3PS

**GUIDE PRICE - £159,995 Freehold**

- Ideal First Time Property
- Ready to Move in
- Popular Village
- 2 Bedrooms
- Enclosed Garden

Modern mid-terraced house with UPVC windows and gas central heating. Allocated parking. Popular village location. lounge, utility area, cloakroom, breakfast kitchen, 2 bedrooms and bathroom. No onward chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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### **ACCOMMODATION**

Canopied storm porch with composite front entrance door with obscure panel to:

### **LOUNGE**

13' 7" x 12' 2" (4.16m x 3.73m) maximum including stairwell UPVC window to the front elevation, TV point, ceiling light, radiator, staircase off, understairs store cupboard, door to:

### **WALK THROUGH UTILITY AREA**

6' 9" x 3' 11" (2.07m x 1.21m) Fitted base cupboard, plumbing and space for washing machine, worktop, ceiling light, door to:

### **CLOAKROOM**

Two piece suite comprising low level WC and pedestal wash hand basin with tiled splashback, ceiling light, extractor fan, radiator.



### **BREAKFAST KITCHEN**

12' 3" x 8' 4" (3.74m x 2.56m) Roll edged worktops, fitted base cupboards and drawers, fitted Bosch electric oven and 4 burner gas hob with multi speed Bosch cooker hood, fitted base cupboards and drawers, eye level wall cupboard, vinyl floor covering, further appliance space, 2 ceiling lights, radiator, UPVC French doors to the rear elevation.

From the corner of the Sitting Room the carpeted staircase rises to:

### **FIRST FLOOR LANDING**

Access to loft space, ceiling light, doors arranged off to:



### **BEDROOM 1**

10' 1" x 8' 11" (3.09m x 2.74m) plus door recess UPVC window to the front elevation, radiator, ceiling light, recessed double wardrobe.

### **BEDROOM 2**

9' 3" x 10' 0" (2.84m x 3.07m) UPVC window to the rear elevation, recessed double wardrobe, radiator, ceiling light.



### **BATHROOM**

5' 1" x 6' 5" (1.55m x 1.97m) maximum Panelled bath with mixer tap, fitted shower over with glazed screen and tiled surround, pedestal wash hand basin, low level WC, extractor fan, ceiling light, vertical radiator/towel rail.

### **EXTERIOR**

Small lawned area to the front with canopied entrance.



### **ENCLOSED REAR GARDEN**

Approximately 8.5m x 4m enclosed by timber fencing to all boundaries with a hand gate to the rear, external electric light, paved patio.

### **DIRECTIONS**

From Spalding proceed in a northerly direction along Pinchbeck Road continuing towards Pinchbeck taking a left hand turning into Market Way, down to the end, round to the right, into Pennytoft Lane and Viscount Close is a turning on the right hand side.

### **AMENITIES**

Pinchbeck is a well served village with a variety of shops, doctors surgery, public house, primary school etc and is also home to the Johnson Community Hospital. Spalding is 2 miles distant offering a wide range of facilities.



### **SERVICE CHARGE**

There is a service charge of £181.01 per annum (this can be paid monthly).

# 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## TENURE

Freehold

## SERVICES

All Mains

## COUNCIL TAX BAND

Band A

## 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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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: S11357

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