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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



32 Milestone Lane, Pinchbeck PE11 3XX

GUIDE PRICE - £199,950 Freehold

- Detached Bungalow
- Generous Plot
- Spacious Accommodation
- Gas Central Heating
- No Chain

Deceptively spacious 2 bedroom detached bungalow situated in a prime location of the popular village of Pinchbeck.

Accommodation comprising entrance hallway, lounge, kitchen diner, bathroom and 2 double bedrooms. Off-road parking, front, side and rear gardens. No chain. Gas central heating.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

OPEN PORCH

Quarry tiled flooring, cupboard housing gas fired boiler. UPVC obscured double glazed door leading into:

KITCHEN DINER

12' 5" x 16' 5" (3.80m x 5.01m) UPVC double glazed window to the rear elevation, coved and textured ceiling, inset downlighters, centre light point, cupboard housing fuse board, fitted with a wide range of base and eye level units with work surfaces over, tiled splashbacks, one and a quarter bowl sink with mixer tap, integrated Hygena gas hob, integrated New World electric oven, plumbing and space for washing machine, space for fridge freezer, double radiator, door into:

ENTRANCE HALLWAY

9' 8" x 12' 10" (2.97m x 3.93m) maximum UPVC double glazed door with storm porch leading to garden, coved and textured



ceiling, centre light point, access to loft space, smoke alarm, double radiator, central heating thermostat and controls, fitted cupboard housing hot water cylinder with slatted shelving, BT point, door into:

LOUNGE

10' 11" x 16' 4" (3.33m x 5.0m) UPVC double glazed window to the side and rear elevations, coved and textured ceiling, centre light point, double radiator, 2 TV points, feature brick fireplace with open fire and grate with tiled hearth.

MASTER BEDROOM

11' 0" x 12' 5" (3.37m x 3.79m) UPVC double glazed window to the side elevation, coved and textured ceiling, centre light point, radiator.

BEDROOM 2

9' 2" x 12' 5" (2.81m x 3.81m) UPVC double glazed window to the front elevation, coved and textured ceiling, centre light point, double radiator.

FAMILY BATHROOM

9' 8" x 8' 9" (2.97m x 2.67m) UPVC obscured double glazed window to the side elevation, coved and textured ceiling, centre light point, double radiator. Fitted with a three piece suite comprising low level WC, pedestal wash hand basin, bath with taps, shower screen and fitted Mira Event power shower over.

EXTERIOR

Gravelled driveway providing multiple off-road parking to the side elevation. Hedged boundaries and paved pathways.

The front garden is mainly laid to lawn with a wide range of mature shrubs and trees, there is a further lawned area to the side with fenced boundaries.

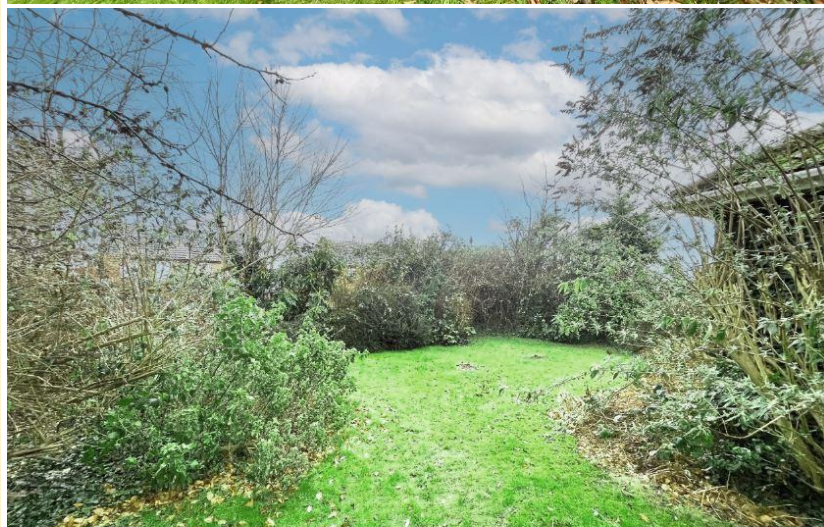
REAR GARDEN

Patio, laid to lawn with hedged boundaries. Garden shed.

DIRECTIONS/AMENITIES

From Spalding proceed in a northerly direction along the B1397 Pinchbeck Road, continue straight through the village of Pinchbeck and on exiting the village turn left opposite Birchgrove Garden Centre into Milestone Lane and the property is located on the left hand side.

The centre of the well served village of Pinchbeck is only just over half a mile distance and offers a range of shops, public houses, takeaways, primary school, doctors surgery etc. The market town of Spalding is a further 2 miles to the south and has a wide range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations. The cathedral city of Peterborough is 20 miles from the property and offers a fast train link with London's Kings Cross journey time 46 minutes.



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

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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.

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ADDRESS

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