

EST 1770



Longstaff^{.COM}

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



71 Rotten Row, Pinchbeck PE11 3RQ

GUIDE PRICE - £219,950 Freehold

- Well Presented
- Two Bedrooms
- Village Location
- Enclosed Rear Garden
- No Chain

Well presented spacious two bedroom detached bungalow in central village location, convenient for all local amenities. Established private gardens, driveway and garage, gas central heating, modern UPVC windows and doors (2022). Reception Hall, Lounge, Dining Room, Kitchen, two Double Bedrooms and modern Shower Room. No onward chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



Part glazed UPVC front entrance door opening into:

RECEPTION HALL

12' 8" x 3' 10" (3.88m x 1.18m) plus recess. Modern fitted carpet, coved and textured ceiling, access to loft space with fold down ladder and light, smoke alarm, doorbell charm, ceiling light, radiator. Doors arranged off to:

LOUNGE

15' 0" x 10' 10" (4.58m x 3.32m) Modern fitted carpet, UPVC window to the front elevation, display shelf, 3 wall lights, radiator, telephone point.

BEDROOM 1

11' 3" x 11' 4" (3.43m x 3.47m) UPVC window to the rear elevation, modern fitted carpet, coved cornice, ceiling light, radiator.



BEDROOM 2

10' 0" x 10' 11" (3.07m x 3.34m) UPVC window to the front elevation, modern fitted carpet, coved and textured ceiling, ceiling light, radiator.

MODERN SHOWER ROOM

7' 10" x 7' 3" (2.40m x 2.21m) max. Corner shower cabinet with fitted shower and tiled surround, low level WC with concealed cistern and push button flush, hand basin with mixer tap and store cupboards beneath, tiled splashback, vertical radiator/towel rail, recessed ceiling lights, extractor fan, obscure glazed UPVC window, shaver point, built in airing cupboard housing hot water cylinder.



DINING ROOM

9' 11" x 11' 2" (3.03m x 3.42m) UPVC window to the side elevation, recessed ceiling lights, coved cornice, radiator, modern fitted carpet, central heating timer control unit, square arch to:

KITCHEN

8' 5" x 9' 4" (2.59m x 2.85m) UPVC window to the rear elevation, range of modern units comprising base cupboards and drawers, worktops, one and a quarter bowl stainless steel sink unit with mono block mixer tap, integrated slimline dishwasher, built in electric oven, microwave oven, halogen hob with multispeed cooker hood above, range of base cupboards, drawers and eye level wall cupboards, tiled splashbacks, plumbing for washing machine, recessed ceiling lights, fitted carpet, further appliance space, half obscure glazed UPVC external entrance door.



GENERAL NOTE

The fitted carpets, curtains and blinds are all included within the sale.

EXTERIOR

The property occupies a generous plot with a semi open plan frontage with shaped lawn, gravelled driveway and paved turning bay with multiple parking. Access to:

ATTACHED GARAGE

16' 7" x 8' 6" (5.08m x 2.60m) Up and over door, concrete floor, power and lighting, wall mounted Baxi gas fired central heating boiler, personnel door, rear window, fuse box.



There is a gated access to either side of the property leading round to:

ENCLOSED REAR GARDEN

Fenced to the sides and rear, mainly laid to lawn with stocked borders, timber shed and continuing round to the side of the property where there is a further triangular shaped lawned area with hedge row to the outer boundary.

DIRECTIONS

From Spalding proceed along the Pinchbeck Road, continue into Pinchbeck taking a left hand turning in the centre into Knights Street. Proceed passed the shops, turn left into Rotten Row and the bungalow is the first on the left hand side.

AMENITIES

The centre of the village is within easy walking distance and offers a range of facilities including general stores, butchers shop, primary school, playing fields, doctors surgery, Church etc. Spalding is two miles distance and offers a wide range of shopping, banking, leisure, commercial and educational facilities along with easy onwards access to Peterborough.





TENURE

Freehold

SERVICES

All mains

COUNCIL TAX BAND

Band C

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 dients 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 dient(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: 16303

ADDRESS

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

CONTACT

T: 01775 766766
 E: spalding@longstaff.com
 www.longstaff.com
 Produced: 8 February 2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		