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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



4 Catherines Way, Pinchbeck PE11 3YF

£395,000 Freehold

- Detached Bungalow
- Good Sized Landscaped Private Garden
- Ample Parking, Double Garage
- 3 Bedrooms, En-Suite
- Viewing Recommended

Spacious executive detached bungalow with generous sized established gardens, ample parking and double garage. Sought after location within small cul-de-sac convenient for village amenities. 3 bedrooms, 3 reception rooms.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Front entrance door to:

ENTRANCE PORCH

Obscure glazed door opening into:

LARGE RECEPTION HALL

Coved and textured ceiling, fitted store cupboard, radiator, 3 ceiling lights, Airing Cupboard housing hot water cylinder, central heating thermostat control, personnel door to the Garage, multi pane glazed door to:

SITTING ROOM

16' 11" x 11' 4" (5.17m x 3.47m) UPVC window, coved and textured ceiling, 2 ceiling lights, 3 wall lights, radiator, gas fire with decorative surround, raised hearth and side plinths, arch to:



SEPARATE DINING ROOM

13' 1" x 11' 4" (3.99m x 3.47m) Coved and textured ceiling, ceiling light, radiator, glazed double doors to the Hallway, glazed sliding doors opening into:

GARDEN ROOM

14' 5" x 9' 5" (4.40m x 2.88m) UPVC French doors, UPVC windows, radiator, ceiling light, wall light, coved and textured ceiling.

BREAKFAST KITCHEN

16' 6" x 10' 7" (5.05m x 3.24m) Fully fitted with an extensive range of units comprising base cupboards, drawers, eye level wall units, worktops, one and a quarter bowl sink unit, 2 UPVC windows, radiator, recessed ceiling lights, vinyl floor covering, coved and textured ceiling, ceramic hob, electric double oven, glazed display cabinet, door to:

UTILITY ROOM

6' 5" x 6' 7" (1.96m x 2.03m) Radiator, half glazed UPVC rear entrance door, obscure glazed window, single drainer stainless steel sink unit, base cupboards, plumbing and space for washing machine, further under counter appliance space.

MASTER BEDROOM

11' 5" x 12' 7" (3.48m x 3.84m) minimum plus extensive range of floor to ceiling mirror fronted wardrobes, radiator, ceiling lights, UPVC window, further range of fitted furniture, door recess.

EN-SUITE BATHROOM

7' 2" x 5' 9" (2.19m x 1.77m) Panelled bath with mixer tap and shower attachment, moulded wash hand basin and WC with concealed cistern set within vanity storage unit, obscure glazed UPVC window, radiator, shaver point, ceiling light, fully tiled walls.

BEDROOM 2

11' 10" x 12' 6" (3.61m x 3.83m) maximum Extensive range of fitted furniture including wardrobes, drawers, bedside cabinets etc, coved and textured ceiling, radiator, ceiling light, UPVC window.

BEDROOM 3

11' 4" x 8' 1" (3.46m x 2.48m) UPVC window, coved and textured ceiling, ceiling light, radiator.

MODERN SHOWER ROOM

8' 11" x 7' 8" (2.73m x 2.34m) Moulded wash hand basin, low



level WC with concealed cistern set within vanity storage unit, large walk-in shower cabinet with Mira shower, folding seat, ceramic floor tiles, majority tiled walls, radiator, shaver point, obscure glazed UPVC window.

EXTERIOR

Open plan frontage with extensive tarmacadam driveway and turning bay, multiple parking and access to:

ATTACHED DOUBLE GARAGE

17' 10" x 17' 11" (5.45m x 5.48m) Twin up and over doors, concrete floor, gas fired central heating boiler, power and lighting, external lighting.

Gated access to:

EXTENSIVE LANDSCAPED PRIVATE GARDENS

With lawns, stocked borders, summerhouse, fencing, trellised arches, hand gate, shed, summerhouse, externally accessed gas and electricity meters. 2 paved patios one with retractable electric sunshade/cover (with controls from within the Garden Room).

DIRECTIONS

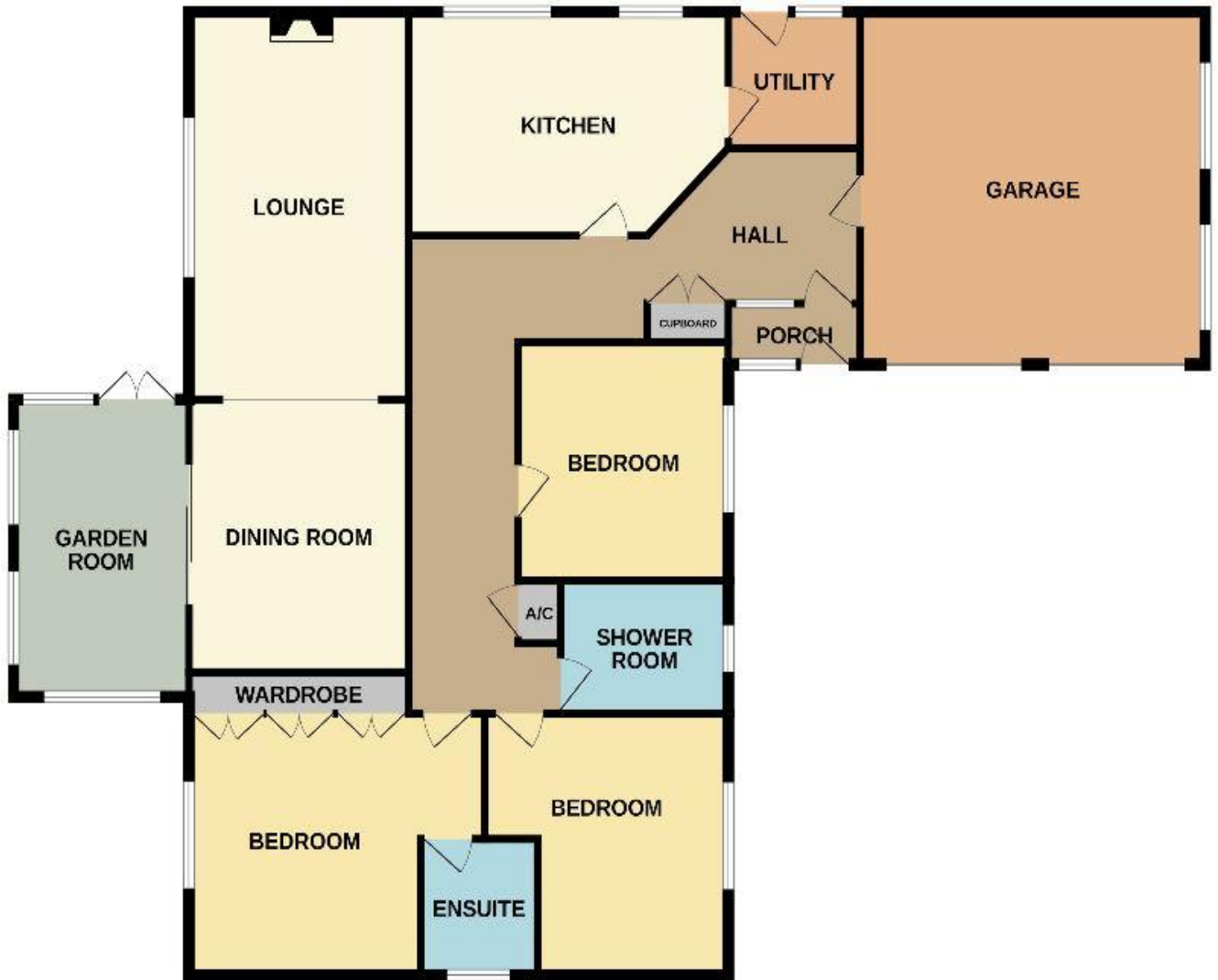
From Spalding proceed in a northerly direction along the Pinchbeck Road, continue through the centre of Pinchbeck, turning right into Horsepit Lane and then taking a second left hand turning into Catherines Way. The property is the last of the four.

AMENITIES

Pinchbeck is a well served village with an extensive range of facilities including doctors surgery, public house, primary school, playing fields, various shops including award winning butchers and Morrisons Supermarket. The Johnson Community Hospital is nearby and Spalding town centre is 2 miles distant offering a full range of facilities.







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 | | 82 B |
| 69-80 | C | 69 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

TENURE Freehold

SERVICES All Mains

COUNCIL TAX Band D

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: S11416

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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