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89 Atherton Gardens, Pinchbeck PE11 3YJ

£280,000 Freehold

- Detached 2 Bedroom Bungalow
- Kitchen Diner, Utility Room
- Double Width Driveway
- Solar Panels (Owned by Vendors)
- Viewing Essential

Superbly presented 2 bedroom bungalow approximately 4.5 years old. Situated in the popular village of Pinchbeck. Accommodation comprising entrance hall, lounge, 2 double bedrooms, kitchen, utility room and bathroom. Garage has been converted into a Dining Room. Gas central heating.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Lantern light and obscured composite door with matching full length obscured double glazed panel to the side leading into:

ENTRANCE HALLWAY

5' 7" x 13' 4" (1.71m x 4.07m) widening to 7'3" (2.23m), skimmed ceiling, centre light point, smoke alarm, access to loft space, radiator, BT point, electric consumer unit board, storage cupboard off with shelving. Door into:

LOUNGE

11' 3" x 15' 4" (3.45m x 4.68m) Skimmed ceiling, centre light point, double radiator, UPVC double glazed window to the front elevation, TV point.

From the Entrance Hallway into:

KITCHEN DINER

12' 4" x 11' 11" (3.77m x 3.65m) UPVC double glazed window to the rear elevation, skimmed ceiling, inset LED lighting, double radiator, fitted with a wide range of base and eye level units with work surfaces over,



tiled splashbacks, integrated AEG induction hob, Bosch stainless steel canopy extractor hood over, integrated AEG fan assisted oven, inset one and a quarter bowl sink with swan mixer tap, drawer units, space for fridge freezer, breakfast bar with fitted worktops and splashbacks, eye level units, porcelain ceramic tiled flooring.

UTILITY ROOM

6' 1" x 7' 10" (1.86m x 2.39m) UPVC double glazed window to the side elevation, UPVC double glazed door to the rear elevation, skimmed ceiling, centre light point, smoke alarm, radiator, porcelain ceramic tiled flooring, fitted base unit with work surface over, part wall tiling, plumbing and space for washing machine and dishwasher, fitted eye level cupboard, wall mounted Vaillant gas boiler, opening into:

DINING ROOM

8' 5" x 8' 7" (2.59m x 2.64m) Skimmed ceiling, centre light point, electric wall heater.

From the Entrance Hallway a door leads into:

FAMILY BATHROOM

7' 3" x 8' 4" (2.21m x 2.55m) Obscured UPVC double glazed window to the rear elevation, skimmed ceiling, inset LED lighting, extractor fan, fully tiled walls, stainless steel heated full length towel rail, fitted with a three piece suite comprising low level WC, sink fitted into vanity unit with mixer tap with storage below, shower point over, bath with shower mixer tap, shower screen and fitted Bristan thermostatic shower over.

From the Entrance Hallway into:

MASTER BEDROOM

11' 8" x 12' 5" (3.56m x 3.81m) UPVC double glazed window to the rear elevation, skimmed ceiling, centre light point, radiator, fitted wardrobes.

BEDROOM 2

10' 6" x 11' 5" (3.21m x 3.48m) UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, radiator.

EXTERIOR

Tarmacadam double driveway leading to garage. Wooden access gate leading to the rear. The front garden is laid to gravel with paved pathways.

REAR GARDEN

Extensive patio area, lighting, cold water tap, laid to lawn with a wide range of mature shrub and tree borders, further patio area.

PARTIAL GARAGE

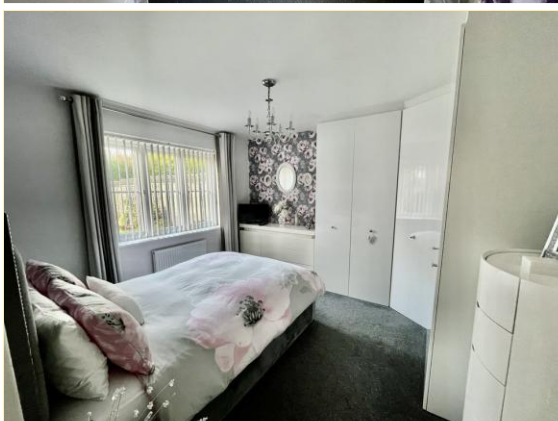
7' 2" x 8' 11" (2.20m x 2.73m) Up and over door, lighting, power, shelving.

DIRECTIONS

Leave Spalding along Pinchbeck Road towards the village of Pinchbeck. Turn right into Wardentree Lane then right into Atherton Gardens.

AMENITIES

Atherton Gardens is situated on the edge of the village of Pinchbeck within walking distance of Morrisons Supermarket. Pinchbeck village has a primary school, nursery, Church, public house, butchers, bakery, fish and chip shop, Chinese and Kebab shop. There is a regular bus service to The Georgian market town of Spalding (2 miles south) and also to Boston which both offer a full range of shopping, banking, leisure, commercial and educational facilities along with bus and railway stations. From Spalding train station Peterborough is 30 minutes and has a fast train link with London's Kings Cross minimum journey time 46 minutes.





TENURE Freehold

SERVICES All Mains – there are solar panels at the property owned by the vendor.

COUNCIL TAX 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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Ref: S11640

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		