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9 Sunflower Avenue, Pinchbeck PE11 5AN

**£310,000**

- Larger than Average 3 Bedroom House
- No Chain
- Work From Home Office in the Garden
- Gas Central Heating
- Viewing Highly Recommended

Superbly presented, 3 bedroom detached house, situated in the popular village of Pinchbeck. Accommodation comprising entrance hallway, lounge, kitchen diner, utility room and cloakroom to the ground floor; master bedroom with en-suite, 2 further bedrooms and family bathroom. Off-road parking, enclosed rear gardens, work from home office. No chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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## **ACCOMMODATION**

Canopy porch with external lighting and through an obscure composite door leading into:

### **ENTRANCE LOBBY**

7' 4" x 6' 11" (2.26m x 2.12m) Skimmed ceiling, centre light point, double radiator, central heating thermostat, Amtico flooring, staircase rising to first floor, door to:

### **CLOAKROOM**

3' 4" x 5' 1" (1.03m x 1.57m) Skimmed ceiling, centre light point, extractor fan, part tiled walls, tiled flooring, radiator, fitted with a low level WC and wash hand basin with mixer tap.

From the Entrance Lobby a door leads into:



### **LOUNGE**

9' 8" x 17' 6" (2.96m x 5.35m) Skimmed ceiling, 2 centre light points, UPVC double glazed window to the front elevation, UPVC double glazed French doors to the rear elevation, Amtico flooring, 2 TV points, telephone point, double radiator.

From the Entrance Lobby a door leads into:



### **KITCHEN DINER**

9' 9" x 17' 7" (2.99m x 5.38m) UPVC double glazed window to the front elevation, UPVC double glazed French doors to the rear elevation, tiled flooring, fitted with a wide range of base, eye level and drawer units, Quartz work surfaces over, integrated Zanussi dishwasher, integrated larder fridge and freezer, integrated eye level stainless steel fan assisted oven, integrated Zanussi combination oven, TV point, double radiator, inset LED lighting, smoke alarm, central light fitment to Dining area. Door into:



### **UTILITY ROOM**

UPVC double glazed door to the rear elevation, skimmed ceiling, centre light point, smoke alarm, Carbon Monoxide detector, tiled floor, fitted base unit, wall unit housing Ideal Logic combination gas boiler, fitted Quartz worktop, plumbing and space for washing machine, space for tumble dryer, radiator, BT point, electric consumer unit board.

From the Entrance Lobby the staircase rises to:



### **GALLERIED LANDING**

4' 11" x 10' 3" (1.52m x 3.13m) Skimmed ceiling, centre light point, smoke alarm, access to loft space, lighting, door into:

### **MASTER BEDROOM**

9' 10" x 11' 7" (3.02m x 3.54m) UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, radiator, TV point, telephone point, central heating thermostat. Door into:



### **EN-SUITE**

6' 0" x 6' 11" (1.85m x 2.12m) Obscured UPVC double glazed window to the front elevation, skimmed ceiling, inset LED lighting, extractor fan, fully tiled walls, tiled floor, stainless steel heated towel rail, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap, glass mirror and shaver point over, fully tiled shower enclosure with fitted thermostatic shower over.



### **BEDROOM 2**

13' 6" x 8' 11" (4.12m x 2.73m) UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, radiator, fitted wardrobe (depth of 1.03m and width of 0.98m).

### **BEDROOM 3**

7' 10" x 10' 3" (2.41m x 3.14m) UPVC double glazed window to the rear elevation, skimmed ceiling, centre light point, radiator.

### **FAMILY BATHROOM**

6' 5" x 6' 3" (1.98m x 1.92m) Obscured UPVC double glazed window to the rear elevation, skimmed ceiling, inset LED lighting, fully tiled walls, tiled flooring, stainless steel heated towel rail, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap, bath with mixer tap, shower screen and thermostatic shower over.

### **EXTERIOR**

To the front elevation there is a fore garden with a range of mature shrubs and trees and paved pathways leading to canopy Porch.

To the side elevation there is a block paved driveway providing multiple off-road parking with external lighting. Side access wooden gate leading into:

### **REAR GARDEN**

Extensive patio area, external sockets, cold water tap, external lighting, paved pathways, laid to lawn.

### **WOODEN GARDEN SHED**

7' 6" x 9' 10" (2.29m x 3.01m) Double doors to the front elevation.

### **SUMMERHOUSE/WORK FROM HOME OFFICE**

UPVC double glazed French doors to the front elevation, 2 UPVC double glazed windows to the front elevation.





### **DIRECTIONS**

From Spalding proceed in a northerly direction along Pinchbeck Road and continue for around one and a half miles. Then take a right hand turning into Wardentree lane then first right into Sunflower Avenue were the property is located on the left hand side.

### **AMENITIES**

Pinchbeck village and the Wardentree Lane/Enterprise Park are all within easy walking distance offering a range of shopping facilities, businesses etc. The market town of Spalding is 2 miles from the property and offers a full range of shopping, banking, leisure, commercial and educational facilities along with bus and railway stations. The cathedral city of Peterborough is approximately 20 miles south of the property and has a fast train link with London's Kings Cross minimum journey time 46 minutes

### **SERVICE CHARGE**

We understand the property is subject to an annual service charge of £300.





# 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		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**SERVICES** All Mains

**COUNCIL TAX** BAND C

**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: S11638**

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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