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Bear Lodge, 9 Bear Lane, Pinchbeck PE11 3XA

Guide Price £450,000 Freehold

- 4 Bedroom House
- Double Garage, Ample Parking
- Centre of Popular Well Served Village
- Large Plot
- Superbly Presented Throughout

Imposing individual detached house in pleasant village location. 4 bedrooms (one with en-suite) and bathroom. Delightful established mature gardens, ample off-road parking and double garage. Modern gas central heating system plus log burner. Inspection highly recommended.

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ACCOMMODATION

Traditional front entrance door opening into:

RECEPTION HALL

13' 5" x 11' 1" (4.09m x 3.39m) maximum including stairwell Oak flooring in a herringbone design, radiator, 2 ceiling lights, understairs storage drawers, coat hooks, door to:

CLOAKROOM

6' 2" x 2' 10" (1.89m x 0.87m) extending to 4' 1" (1.27m). Modern two piece suite comprising low level WC with concealed cistern and push button flush, bracket hand basin with mixer tap and cupboard beneath, half tiled walls, modern consumer unit, tiled floor, obscure glazed UPVC window, ceiling light.



SITTING ROOM

19' 11" x 12' 11" (6.08m x 3.94m) Triple aspect with UPVC windows to the front and side elevations, UPVC French doors to the rear, coved cornice, 2 pendant light fittings, 2 radiators, chimney breast with log burner and tiled hearth.

SUN LOUNGE

10' 7" x 10' 2" (3.24m x 3.12m) Chimney breast with log burner and tiled hearth, oak flooring in a herringbone design, ceiling light, TV point, 2 radiators, UPVC French doors opening on to the patio, box bay display UPVC window overlooking the rear garden.



FITTED BREAKFAST KITCHEN

18' 5" x 10' 0" (5.63m x 3.05m) Tiled floor, wooden worktops with inset one and a quarter bowl single drainer stainless steel sink unit with mixer tap, range of fitted shaker style units, AEG electric double oven, Neff 5 burner gas hob with AEG multi speed cooker hood above, tiled splashbacks, eye level wall cupboards, glazed display cabinets, 2 UPVC windows to the rear elevation, pelmet lighting, recessed ceiling lights, contemporary vertical radiator, integrated spice rack, multi pane glazed door to:

WALK-IN PANTRY

10' 4" x 4' 11" (3.15m x 1.51m) Obscure glazed UPVC window, recessed ceiling lights, space for American style fridge freezer, tiled floor, extensive range of shelving.

Also from the Kitchen a square arch opens into:

DINING ROOM

10' 10" x 9' 8" (3.32m x 2.95m) Oak flooring in a herringbone design, pendant light fitting, radiator, UPVC bay window to the front elevation with display sill.

Also from the Kitchen a part obscure glazed UPVC door opens into:

UTILITY ROOM/STORE

15' 10" x 10' 2" (4.84m x 3.10m) maximum Plumbing and space for washing machine and tumble dryer, Belfast sink with hot and cold taps, integrated refrigerator, ample further appliance space, gas meter, fuse box, gate giving access from the front plus door leading to the rear garden with adjacent crittal window over the sink area with wooden drainer. Personnel door to the Garage.

From the Reception Hall the attractive return staircase with exposed metal spindles and bannisters rises to:

GALLERIED FIRST FLOOR LANDING

UPVC window to the front elevation, pendant light fitting, radiator, LVT flooring, 2 ceiling lights, built-in store cupboard, access hatch with fold down wooden steps rising into extensive eaves storage area providing useful storage space and potential for loft conversion subject





to planning consent/building regulations if required.

Doors arranged off to:

MASTER BEDROOM

12' 2" x 10' 11" (3.73m x 3.35m) LVT flooring, UPVC window to the rear elevation with modern Venetian blind, recessed triple wardrobe, ceiling light, archway to:

DRESSING ROOM

6' 3" x 3' 9" (1.92m x 1.16m) overall including full height double wardrobe with split hanging, built-in multi drawer chest, ceiling light, door to:

EN-SUITE SHOWER ROOM

7' 2" x 4' 5" (2.20m x 1.36m) Shower cabinet with fitted shower, low level WC with push button flush, hand basin set within vanity unit with storage cupboards beneath, mixer tap, partial wall tiling, shaver point, ceiling light, obscure glazed UPVC window.

BEDROOM 2

9' 3" x 8' 10" (2.83m x 2.70m) LVT flooring, UPVC window to the front elevation, ceiling light, radiator, TV point.

BEDROOM 3

8' 10" x 8' 10" (2.71m x 2.70m) LVT flooring, UPVC window to the front elevation, radiator, ceiling light.

FAMILY BATHROOM

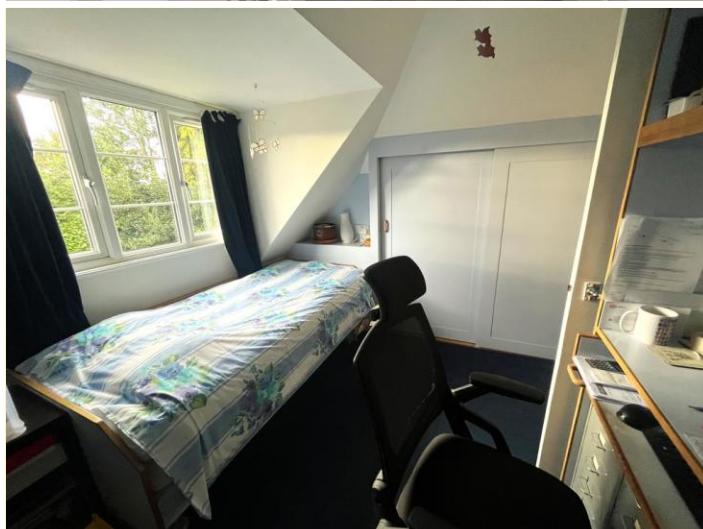
6' 4" x 8' 7" (1.94m x 2.62m) LVT flooring, fitted four piece suite comprising panelled bath with mixer tap and shower over with rail and screen, low level WC, hand basin with mixer tap set within vanity storage unit with tiled splashback, vertical radiator/towel rail, shaver point, ceiling light, extractor fan, obscure glazed UPVC window with modern vertical blind.

BEDROOM 4

12' 4" x 9' 11" (3.77m x 3.04m) maximum UPVC window to the side elevation, fitted double wardrobe, fitted desk area with tiered shelving above and to the side, ceiling light, radiator.

EXTERIOR

The property occupies an established plot extending to approximately 0.39 of an acre. To the front the property is privately enclosed from Bear Lane with part wall and upper modern fencing with a total height of approximately 1.7m. The twin access gates and side gate lead to the front of the property where there is an extensive gravelled parking area and turning bay with space for multiple vehicles in turn giving access to:





ATTACHED DOUBLE GARAGE

15' 5" x 17' 1" (4.72m x 5.21m) With up and over door, rear window, concrete floor, power and lighting, personnel door.

To the left hand side of the driveway there is an established tree with garden areas, bushes and a gated access into a useful storage area with modern metal storage container (available by negotiation).

To the right hand side of the driveway there is a lawned garden with established tree and then a trellised topped fence with gated access to the side where there is a sunken fishpond with pump and water features, there is a cargo safety net which can be included if required, racked storage area for logs/garden equipment. There is a further lawned area with established conifers and this area continues down the side of the property (south facing) past a sensor light leading to an extensive paved patio with adjacent pergola, low capped brick wall and access through to the rear garden with extensive shaped lawn, stocked border with plants, shrubs and trees, further herbaceous border, outside tap, summerhouse, further store shed and gated access into a vegetable garden with paved pathways and vegetable beds.

GENERAL INFORMATION

This charming property was built in the early 1950's and has undergone extensive modernisation and improvement in recent years. A delightful family home in the centre of the popular well served village of Pinchbeck which must be viewed to be appreciated.

DIRECTIONS

From Spalding proceed in a northerly direction along the Pinchbeck Road continue into the centre of Pinchbeck turning left into Knight Street and then immediately right into Bear Lane where upon the property is situated after a short distance on the right hand side.

AMENITIES

The centre of the village is within easy walking distance and offers a range of shops, primary school, Church, public house, hairdressers, doctors surgery etc. Easy access to the Morrisons Supermarket and Johnson Community Hospital. Spalding town centre is around 2 miles from the property and offers a range of shopping, banking, leisure, commercial and educational facilities along with bus and railway stations. Peterborough is 18 miles to the south of Spalding and has a fast train link with London's Kings Cross minimum journey time 48 minutes.



Awaiting floorplan

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Awaiting EPC

TENURE Freehold

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LOCAL AUTHORITIES

South Holland District Council 01775 761161
Anglian Water Services Ltd. 0800 919155
Lincolnshire County Council 01522 552222

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Ref: S11641

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.

ADDRESS

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

CONTACT

T: 01775 766766
E: spalding@longstaff.com
www.longstaff.com

