

EST 1770



Longstaff^{.COM}

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



11 Sunflower Avenue, Pinchbeck PE11 5AN

£295,000 Freehold

- Popular Village
- Immaculately Presented 3 Bedroomed Accommodation
- Parking for 3 Cars, Electric Charging Point
- Garage

Immaculate 'better than new' detached house in popular convenient location. Driveway for up to 3 cars plus garage. Master bedroom with ensuite. Delightful landscaped gardens. Viewing highly recommended.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Front entrance door to:

RECEPTION HALL

15' 3" x 6' 2" (4.65m x 1.88m) Wood grain effect LVT flooring, ceiling light, smoke alarm, radiator, under stairs store cupboard, staircase off, doors arranged off to:

CLOAKROOM

Two piece suite comprising low level WC with concealed cistern, pedestal wash hand basin with mixer tap, LVT flooring, radiator, extractor fan, ceiling light.

KITCHEN DINER

15' 6" x 10' 6" (4.74m x 3.22m) Extensive range of fitted units comprising base cupboards and drawers beneath the roll edged wood grain effect worktops with inset one and a quarter bowl single drainer stainless steel sink unit with mixer tap, integrated dishwasher, 4 burner gas hob with multi speed cooker hood above, built-in electric oven, integrated fridge freezer, eye level wall cupboards, base cupboards and drawers, LVT flooring, smoke alarm, recessed ceiling lights, glazed UPVC French doors



opening on to the patio, UPVC window to the front elevation, radiator.

SITTING ROOM

15' 10" x 9' 5" (4.84m x 2.89m) plus a attractive recessed bay window to the side elevation. UPVC window to the front elevation, fitted carpet, radiator, 2 ceiling light points.

From the Reception Hall the carpeted staircase rises to:

GALLERIED FIRST FLOOR LANDING

Access to loft space, radiator, smoke alarm, built-in Airing Cupboard with slatted shelving, doors arranged off to:

MASTER BEDROOM

11' 6" x 9' 8" (3.53m x 2.96m) Fitted carpet, floor to ceiling 4 door mirror fronted wardrobe unit, UPVC window to the side elevation, radiator, ceiling light, door to:

EN-SUITE SHOWER ROOM

8' 10" x 3' 11" (2.71m x 1.20m) LVT flooring, fitted three piece suite comprising 1200mm shower cabinet with fitted shower, pedestal wash hand basin, low level WC with concealed cistern, radiator, obscure glazed UPVC window with tiled sill, recessed ceiling lights.

BEDROOM 2

10' 9" x 7' 9" (3.28m x 2.37m) Fitted carpet, UPVC window to the front elevation, ceiling light, radiator, floor to ceiling mirror fronted double wardrobe.

BEDROOM 3

10' 6" x 7' 8" (3.21m x 2.36m) Fitted carpet, UPVC window to the side elevation, ceiling light, radiator.

BATHROOM

6' 2" x 5' 8" (1.88m x 1.74m) LVT flooring, fitted three piece suite comprising panelled bath with mixer tap and shower over with glazed screen and tiled surround, pedestal wash hand basin, low level WC with concealed cistern, partial wall tiling, radiator, obscure glazed UPVC window, recessed ceiling lights, shaver point, extractor fan.

EXTERIOR

The property occupies a corner plot on the corner of Sunflower Avenue and Pierney Grove with an open plan landscaped garden to the front and side. Accessed off Sunflower Avenue is a 3 car driveway and access to:

BRICK GARAGE

Up and over door, concrete floor, power and lighting. Electric car charge point.

PRIVATELY ENCLOSED GARDENS

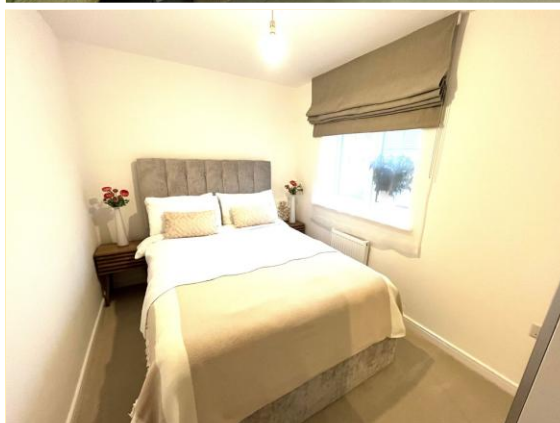
Situated primarily to the side of the property enclosed by tall, close boarded fencing with a hand gate, central lawned area with gravelled edges, raised natural timber planters with a variety of shrubs and bushes, superb tiled patio and further rear patio to catch the evening sun.

DIRECTIONS

From Spalding proceed in a northerly direction along the Pinchbeck Road, continuing up to Warden Tree Lane turning right at the traffic lights and then turn left into Belway Homes Development (Sunflower Avenue), follow the road without deviation and the property is situated on the left on the far corner of Pierney Grove.

AMENITIES

The Morrisons Supermarket and Pinchbeck village are within easy walking distance with a range of shops including an award winning Butchers, church, public house, hairdressers etc. The Georgian market town of Spalding is 2 miles from the property offering a wide range of facilities.





TENURE Freehold

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

R. Longstaff & Co LLP, their clients 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 client(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. 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.

Ref: S11649

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

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		