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4 Ranville Close, Pinchbeck PE11 3YD

£325,000 Freehold

- Detached Bungalow
- Double Aspect Lounge
- Double Aspect Dining Room
- Refitted Kitchen
- Refitted Shower Room

Detached bungalow located in the desirable area of Ranville Close, Pinchbeck, Spalding. This property boasts two spacious reception rooms, four bedrooms and two bathrooms. One of the standout features of this property is the business space with outbuildings, offering endless possibilities for those looking to work from home or pursue a hobby or Annexe potential. Off-road parking for up to 4 cars.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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**ENTRANCE HALL :**

Power points, telephone point, radiator, loft hatch.

DOUBLE ASPECT LOUNGE :

5.03m x 3.10m (16'6" x 10'2") UPVC double glazed windows to the front and side, a multi-fuel burner, radiator, power points, TV point, wall lights and an archway leading through to the dining room.

**DOUBLE ASPECT DINING ROOM :**

3.43m x 3.18m (11'3" x 10'5") UPVC double glazed window to the side, UPVC double glazed French doors to the rear, radiator, power points.



REFITTED KITCHEN :

4.06m x 3.43m (13'4" x 11'3") UPVC double glazed window to the rear, UPVC obscured double glazed door to the utility room, base and eye level units with a work surface over, sink and drainer with a mixer tap over, double Range having a double oven and separate grill with a five burner gas hob and extractor hood over, LED kick-board lighting, radiator, power points, wall mounted gas boiler, space and point for a fridge/freezer.



UTILITY ROOM :

1.91m x 1.65m (6'3" x 5'5") UPVC double glazed door to the side, UPVC double glazed windows to the side and rear, base units with a work surface over, space and plumbing for a washing machine, power points.

REFITTED SHOWER ROOM :

2.82m x 2.49m (9'3" x 8'2") Two UPVC obscured double glazed windows to the front, fully tiled shower with a built-in mixer shower and a convenient seat, vanity washbasin with taps over and storage cupboards and drawers beneath with a work surface over, W.C with a push button flush, radiator.



BEDROOM ONE :

3.66m x 3.05m (12'0" x 10'0") UPVC double glazed window to the rear, radiator, power points.

EN-SUITE :

UPVC obscured double glazed window to the rear, fully tiled shower cubicle with a built-in mixer shower, vanity washbasin with a mixer tap over and storage cupboards beneath, W.C with a push button flush, radiator, a separate wall mounted heated towel rail and an extractor fan.



BEDROOM TWO :

4.57m x 2.44m (15'0" x 8'0") UPVC double glazed window to the front, radiator and power points.

BEDROOM THREE :

3.66m x 2.57m (12'0" x 8'5") UPVC double glazed window to the front, radiator and power points.

BEDROOM FOUR :

3.05m x 2.03m (10'0" x 6'8") UPVC double glazed window to the rear, radiator, power points and fitted wardrobes.





EXTERIOR :

The property has an established hedge to the front and side boundary, with the front garden being laid to lawn and tarmac off-road parking leading to the single garage, which has been part covered to living accommodation. In addition there is a courtesy outside light and an outside tap.

The side garden is laid to lawn, with the rear garden being enclosed by mature hedging and panel fencing, with a decking seating area. The rest of the rear garden is then laid to lawn with a summerhouse, a shed, an outside tap and a patio seating area situated behind the garage.

PART-CONVERTED SINGLE GARAGE :

BUSINESS SPACE/OUTBUILDING :

The outbuilding behind the garage has a separate cloakroom and waiting room, along with an office for business use. This area was originally used as a sports massage business, but is ideal for a work from home space, a mini Annex or another small home business venture.

Main Room :

3.76m x 2.31m (12'4" x 7'7") UPVC double glazed window to the rear, UPVC obscured double glazed door to the side, multiple power points, worktop, eye level units, skimmed and covered ceiling, power points (some with USB charging) and a door leading through to the waiting room.

Waiting Room :

2.44m x 1.83m (8'0" x 6'0") UPVC obscured double glazed door to the side, power points, door through to the cloakroom.

Cloakroom :

Having a W.C with a push button flush, washbasin with taps over and a wall mounted electric heater.

AGENTS NOTES :

Solar Panels & New Windows and Doors - 2018

New Boiler - 2024

New Kitchen

Hive Heating



DIRECTIONS

From Spalding proceed in a northerly direction on the B1356 Pinchbeck Road and continue to the village of Pinchbeck veering right at the mini-roundabout by the Church, then continue taking the second right hand turning into Horsepit Lane and the first left hand turning into Ranville Close.

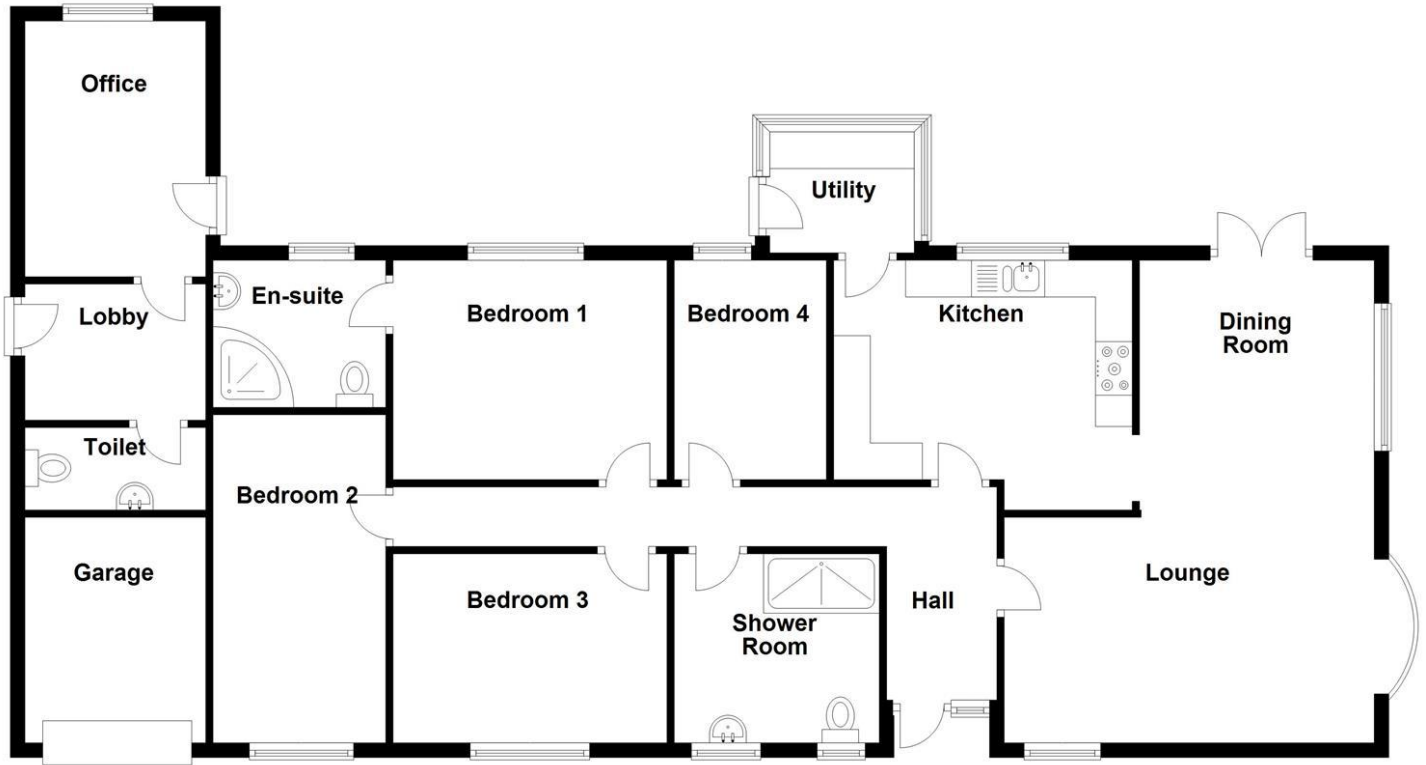
AMENITIES

The centre of the village of Pinchbeck is within easy walking distance and offers a range of facilities including various shops, public house, Church, primary school etc. There is a bus stop on the main road through Pinchbeck with regular access to Spalding (2 miles). The Georgian market town of Spalding offers a wide range of shopping, banking, leisure, commercial and educational facilities along with onwards access to Peterborough (18 miles) which has a large shopping centre, access to the A1 and a fast train link with London's Kings Cross minimum journey time 50 minutes.



Ground Floor

Approx. 131.8 sq. metres (1419.0 sq. feet)



Total area: approx. 131.8 sq. metres (1419.0 sq. feet)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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Ref: M & M

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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