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1 The Chase, Pinchbeck PE11 3RS

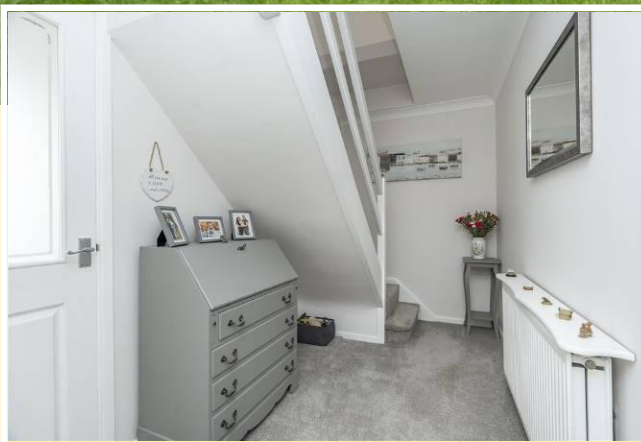
£279,995 Freehold

- Detached House
- Lounge
- Refitted High Specification Kitchen
- Dining Room
- Conservatory

Welcome to this stunning detached house located in the sought-after area of The Chase, Pinchbeck, Spalding. This property boasts three spacious bedrooms, perfect for a growing family or those in need of extra space.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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ENTRANCE PORCH :

CLOAKROOM :

UPVC obscured double glazed window to the front, W.C with a push button flush, pedestal washbasin with taps over, wall mounted electric heater.

ENTRANCE HALL :

With stairs leading off to the first floor accommodation, radiator, power points.

DOUBLE ASPECT LOUNGE :

5.87m x 3.53m (19'3" x 11'7") UPVC double glazed window to the front, UPVC double glazed windows and French doors to the rear through to the conservatory, gas fireplace, radiator, power points, TV point.



REFITTED KITCHEN :

3.71m x 3.35m (12'2" x 11'0") UPVC double glazed French doors to the conservatory, an archway through to the dining room. High specification refitted kitchen with Shaker style base and eye level units with granite work surface over, Franke sink and drainer with a Quooker instant hot water tap, 'hide and slide' Neff electric oven and grill with a Neff convection microwave oven above with a warming hot plate below, integrated Neff induction hob with extractor hood over, Integrated Neff dishwasher, Integrated Bosch fridge and freezer, tiled splash-back's, power points, radiator, skimmed and coved ceiling with inset spotlights, TV point.

DINING ROOM :

3.43m x 1.91m (11'3" x 6'3") UPVC double glazed window to the rear, radiator, power points, skimmed and coved ceiling, fuse box, personnel door to the single garage.

CONSERVATORY :

8.23m x 3.18m (narrowing to 2.21m) (27'0" x 10'5" (narrowing to 7'3")) Being of brick and UPVC construction with a UPVC double glazed door and French doors to the rear, radiator, power points, ceiling fan and light, tiled floor, inset blinds to all windows.

LANDING :

UPVC double glazed window to the front, power points, loft hatch.

REFITTED FAMILY BATHROOM :

UPVC obscured double glazed window to the side, W.C with a push button flush, vanity washbasin with a mixer tap over and storage cupboards beneath, panelled bath with a mixer tap and a built-in mixer shower on a sliding adjustable rail, folding shower screen, skimmed and coved ceiling with inset spotlight, extractor fan, fully tiled walls, wall mounted heated towel rail, wall mounted medicine cabinet with mirrored front and inset LED lights.

BEDROOM ONE :

3.68m x 3.56m (12'1" x 11'8") UPVC double glazed window to the rear, radiator, power points.

BEDROOM TWO :

3.40m x 2.79m (11'2" x 9'2") UPVC double glazed window to the rear, radiator, power points, fitted wardrobes.



BEDROOM THREE :

3.56m x 2.01m (11'8" x 6'7") UPVC double glazed window to the front, radiator, power points, fitted wardrobes with drawers beneath, bedside cabinets, storage cupboards above the bed.

EXTERIOR :

To the outside there's panel fencing to both sides and a low-level brick wall, with the block paved off-road parking leading to the single garage; the rest of the frontage is then laid to granite chippings.

The side pedestrian gate accesses the side and rear gardens, which are enclosed by panel fencing. The garden is then laid to lawn, with established flower and shrub borders, with an extended patio seating area and a shed/summer house.

SINGLE GARAGE :

4.72m x 3.43m (15'6" x 11'3") Having a remote control electric garage door, personnel door through to the dining room, Viessmann wall mounted boiler, power points, space and plumbing for a washing machine.

DIRECTIONS

From Spalding proceed in a northerly direction along the Pinchbeck Road and continue for approximately 2 miles into the village of Pinchbeck. Turning left at the mini roundabout into Rose Lane. Take the 2nd right hand turning into Fennell Road and then 1st left into The Chase.

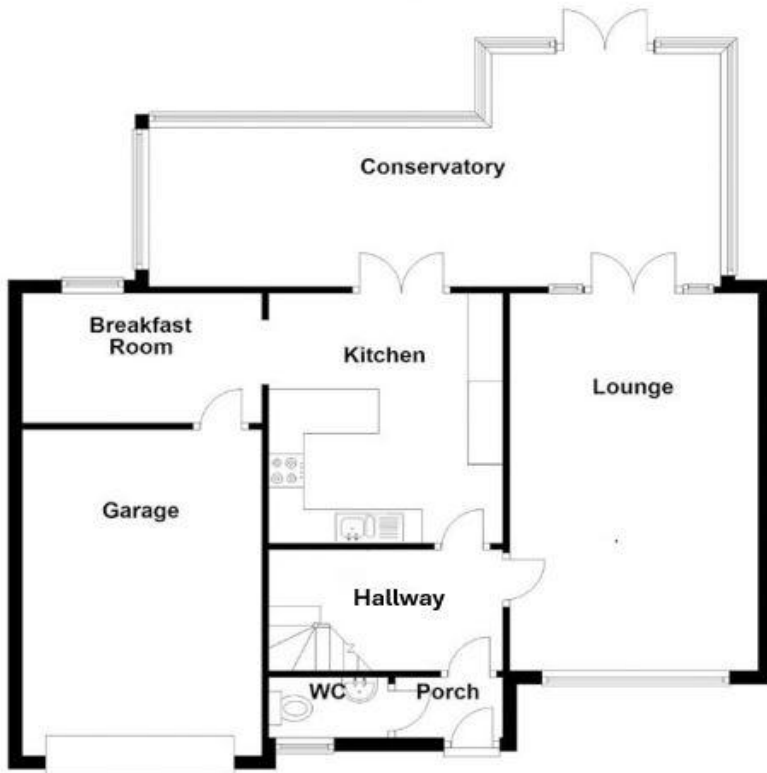
AMENITIES

The local primary school is close to the property and the centre of the village of Pinchbeck is within easy walking distance offering a range of shops, public house, doctors surgery, award winning butchers, hairdressers etc. The market town of Spalding is 2 miles distant and offers a full range of shopping, banking, leisure, commercial, educational and medical facilities and the cathedral city of Peterborough is 20 miles from the property offering a fast train link with London's Kings Cross minimum journey time 48 minutes.



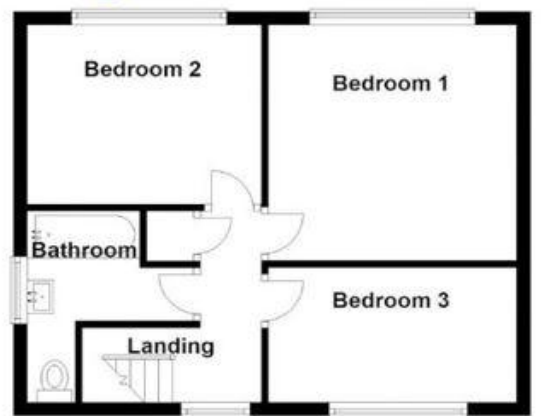
Ground Floor

Approx. 90.7 sq. metres (976.3 sq. feet)



First Floor

Approx. 39.3 sq. metres (423.4 sq. feet)



Total area: approx. 130.0 sq. metres (1399.7 sq. feet)





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		
81-91	B		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES Mains water, electricity and drainage. Gas central heating.

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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