

EST 1770



Longstaff^{.COM}

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



The Church House, Glenside South, West Pinchbeck

£185,000 Freehold

- 4 Bedrooms
- 2 En-Suites and Shower Room
- Overlooking the River Glen
- No Onward Chain
- Unique Opportunity

Mid Victorian converted chapel offering spacious and versatile accommodation with a relatively generously sized plot and off-road parking situated in a popular semi-rural location overlooking the River Glen. The property does require some further remedial and cosmetic work but has vast potential to create a unique family home.

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406



ACCOMMODATION

Steps to the front rising to the front entrance door leading into a porch area with step up to:

OPEN PLAN LIVING/KITCHEN

36' 8" x 21' 11" (11.2m x 6.7m) This comprises the former chapel with vaulted ceilings approximately 4m (13' in height), windows to all elevations, radiators, telephone point, 2 TV points, solid fuel stove.

KITCHEN AREA

Incorporated within the main measurement and situated to the rear of the property with sink unit, worktops, fitted base cupboards and drawers, eye level wall cupboards, cooking range



From the Entrance Area steps lead down to the lower ground floor area incorporating a hallway with doors arranged off to:

BEDROOM 1

12' 9" x 10' 11" (3.9m x 3.35m) Window to the side elevation, radiator, TV point.

EN-SUITE BATHROOM

Modern suite comprising Jacuzzi corner bath, wash hand basin, low level WC, fully tiled walls, extractor fan, spot lights.

BEDROOM 2

11' 3" x 10' 11" (3.43m x 3.33m) Window to the side elevation, radiator, TV point.

EN-SUITE

With a partly fitted suite, obscure glazed window.

BEDROOM 3

10' 9" x 10' 7" (3.3m x 3.23m) Window to the side elevation, radiator, TV point.

BEDROOM 4

10' 5" x 7' 1" (3.2m x 2.17m) Window to the side elevation, radiator, TV point.

SHOWER ROOM

Fitted shower cubicle with twin wash hand basins, low level WC, fully tiled walls, obscure glazed window.

EXTERIOR

The property occupies a deceptive plot with established shrubs to the front and a gated access to a side driveway with parking for 3 to 4 cars. There is a further garden area to the side of the driveway and then gates through to:

ESTABLISHED GARDEN

Various trees and shrubs. The garden needs landscaping.

GARAGE/STORE

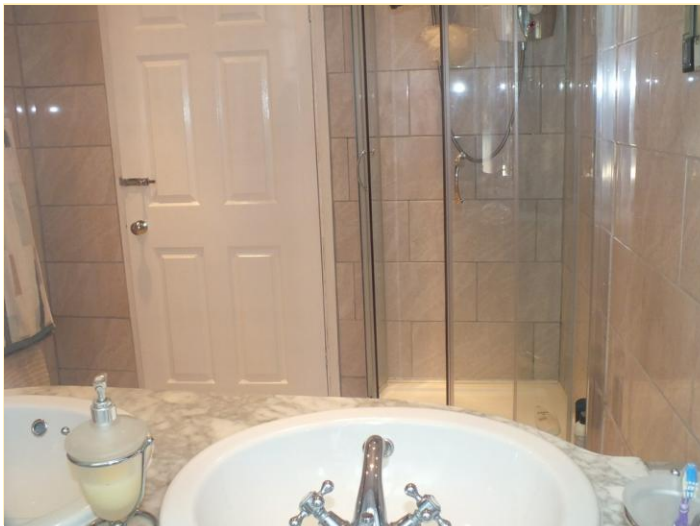
BIOMASS HEATING SYSTEM including an 'Easyfire' eco friendly Biomass boiler unit set within a cedar wood style boiler house.

HOT TUB

Set in an open sided timber structure on decking.

DIRECTIONS

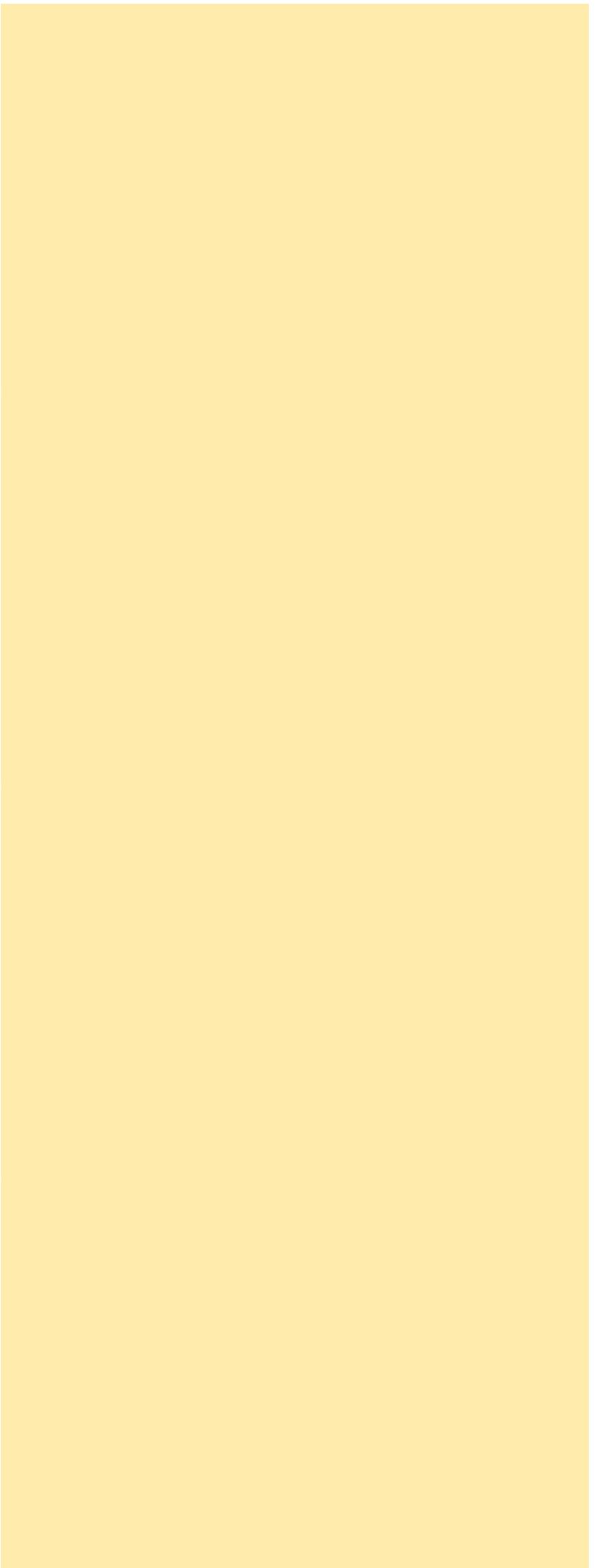
From Spalding proceed in a westerly direction along Winsover



Road continue into Bourne Road and proceed to Pote Hole. Follow the sharp right hand bend into Dozens Bank, continue for a further mile to Bars Bridge taking the first right hand turning into Glenside South where upon the property is on the right hand side.

AMENITIES

Spalding is 3 miles from the property and Pinchbeck 2 miles with a wide range of combined facilities. The market town of Bourne is a further 8 miles distant and also offers a range of facilities. The nearby River Glen has fishing and boating facilities. The cathedral city of Peterborough is 22 miles to the south of the property offering a fast train link to London's Kings Cross minimum journey time 48 minutes.







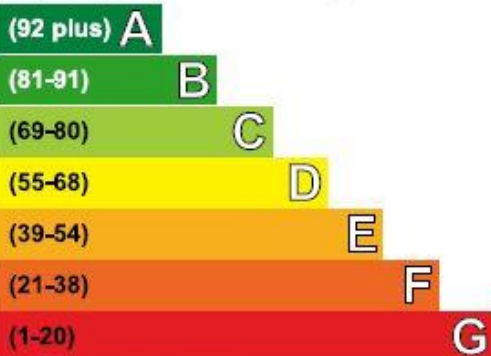
THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
21	57

TENURE Freehold

SERVICES Mains water and electricity. Private drainage. Biomass heating system.

COUNCIL TAX TBA

LOCAL AUTHORITIES

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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 do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

ROOM SIZE ACCURACY

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis. The imperial measurement in brackets is approximate and only intended as a guide for those not fully conversant with metric measurements.

APPARATUS AND SERVICES

The apparatus and services in this property have not been tested by the agents and we cannot guarantee they are in working order. Buyers are advised to check the availability of these with their solicitor or surveyor.

Ref: S9602

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

ADDRESS

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

CONTACT

T: 01775 766766

F: 01775 762289

E: spalding@longstaff.com

www.longstaff.com

