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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



5 Brownlow Crescent, Pinchbeck PE11 3XB

£147,000 Freehold

- Popular Village
- Generous Sized Gardens
- 3 Bedrooms
- Lounge and Dining Room
- Viewing Recommended

Well presented 3 bedroom semi-detached house with generous sized gardens and off-road parking. Gas central heating, UPVC windows, convenient location close to all village amenities. Viewing highly recommended. Originally non-standard construction, updated with approved brick round scheme.

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406



ACCOMMODATION

Through the half glazed UPVC front entrance door to:

RECEPTION HALL

Staircase off, radiator, understairs store area with coat hooks, door to:

LOUNGE

14' 10" x 10' 7" (4.54m x 3.23m) UPVC window to the front, radiator, ceiling light, tile effect vinyl floor covering, open access into:

DINING ROOM

10' 4" x 10' 4" (3.16m x 3.17m) UPVC window to the rear overlooking the garden, radiator, ceiling light, tile effect vinyl floor covering.

KITCHEN

Single drainer stainless steel sink unit, fitted cupboards and drawers, worktops, eye level wall cupboards, intermediate wall tiling, fluorescent strip light, shelved larder cupboard, UPVC window to the rear, radiator, return door to the Hallway. Half glazed UPVC side entrance door to:



COVERED LOBBY

Front and rear external entrance doors, door to:

CLOAKROOM

Two piece suite comprising low level WC and pedestal wash hand basin, ceiling light, obscure glazed UPVC window, fan heater.

LAUNDRY/UTILITY ROOM

10' 2" x 5' 6" (3.10m x 1.69m) Plumbing and space for washing machine, space for tumble dryer, further appliance space, ceiling light, power points, window.

From the front Entrance Hall the staircase rises to:



FIRST FLOOR LANDING

UPVC side window, ceiling light, doors arranged off to:

BEDROOM 1

10' 9" x 14' 3" (3.30m x 4.36m) maximum Exposed floorboards, UPVC window to the front elevation, radiator, ceiling light, recessed wardrobe, Airing Cupboard.

BEDROOM 2

14' 6" x 8' 3" (4.44m x 2.53m) Recessed wardrobe, ceiling light, radiator, UPVC window to the rear, access to loft space.

BEDROOM 3

9' 7" x 7' 8" (2.93m x 2.34m) Including bulk head. Radiator, UPVC window to the front elevation, ceiling light.



BATHROOM

6' 11" x 5' 4" (2.12m x 1.64m) Three piece suite comprising panelled bath, hand basin and WC with high level cistern, Triton electric shower over the bath, radiator, ceiling light, obscure glazed UPVC window.

EXTERIOR

Private hedge with gravelled off-road parking for 2 cars with further communal off-road parking.

ENCLOSED REAR GARDEN

ATTACHED BRICK OUTBUILDING

10' 2" x 6' 0" (3.10m x 1.85m)

Enclosed garden predominantly laid to lawn with a paved patio, fencing, established trees, shrubs and bushes, outside tap.



DIRECTIONS

From Spalding proceed in a northerly direction along the Pinchbeck Road, continue to the Church, taking the second exit at the mini roundabout then taking a left hand turning into the centre of the village into Knight Street, first right into Bear Lane down to the end turn left into Brownlow Crescent and the property is the third house on the right hand side.

AMENITIES

Pinchbeck is a thriving village with primary school, public house/restaurant, fish and chip shop, general stores, award winning Butchers, doctors surgery etc. The market town of Spalding is 2 miles distant and offers a full range of facilities.



GROUND FLOOR
642 sq.ft. (59.6 sq.m.) approx.



1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA 1094 sq.ft. (101.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

TENURE

Freehold

SERVICES

All Mains

COUNCIL TAX BAND

Band A

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 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 present or in working order. Buyers must check these.

Ref: S10692

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.

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