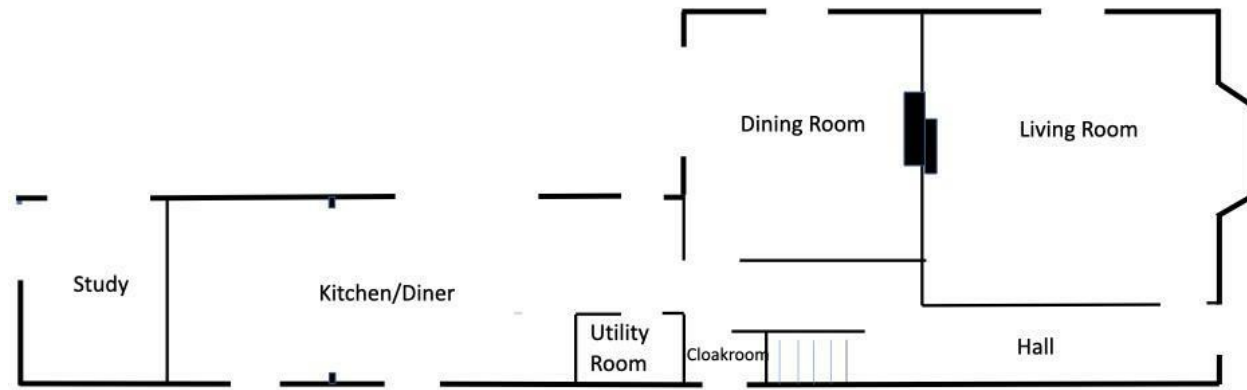


Ground Floor



**22 Pinchbeck Road, , Spalding
Lincolnshire PE11 1QD
Price £480,000 Freehold**

Morriss and Mennie are proud to offer For Sale this four bedroom NO CHAIN Deceptively spacious Victorian townhouse, built in 1860. Pinchbeck Road comes with a plethora of original features throughout. Laid across two floors, the property offers flexible living accommodation with rooms of generous proportions displaying high ceilings and elegant detailing in the original skirting, picture rails, cornicing and ceiling roses. The property comes complete with a completely new kitchen, bathroom, 2 en-suites, central heating system, plumbing, drainage, wiring and extensive re-plastering while retaining, restoring and re-instating many period features.

The Property is approached from Pinchbeck Road via wrought iron gates set in a curved low feature brick wall. A generous gravel driveway providing off-road parking for at least 3 cars. The property also boasts generous outside space including a large, south-facing, paved courtyard and garden which is laid to lawn with mature trees and shrubs and further paved areas. This leads to a detached garden room. There's a separate lounge to the front with open fire place. The dining room is centrally located with the new show stopping kitchen located to the rear of the house. The garden room/study, utility and cloakroom complete the downstairs accommodation. To the first floor, four bedrooms, 2 En-suites and a bathroom can be found with the added benefit of a balcony off bedroom four.

Bedroom four comes complete with an en-suite bathroom and balcony which provides an option to be used as an in-law suite as well as giving a second "Master Bedroom" option.

The property is offered with NO CHAIN and it's situated on a sought after road. Within walking distance from the property is Spalding's Bus Station and Train Station plus shops bars and restaurants on your doorstep. Spalding also has excellent state and private schooling.

A viewing is highly recommend to appreciate the intricate detail that 's gone into the full renovation.

Energy Efficiency Rating	
Current	Potential
	77
61	

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

England & Wales EU Directive 2002/91/EC

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Entrance Hall



Composite UPVC door with window light over. Fitted paneled storage cupboard with shelving, coat hook and incorporating gas meter and double electrical socket, Further cupboards over. Two double central heating radiators with decorative radiator covers. Original archway with plaster corbels. Original decorative coving, picture rail and restored original Victorian "Lincrusta" frieze. Decorative ceramic tiled flooring and painted part-paneled wall to one side which flows up the staircase. Original full height skirting boards Modern chandelier ceiling lights and mains switch controlled feature lighting.

Living Room
16'6" x 16'0" into bay 17'4" (5.05 x 4.9 into bay 5.3)



Professionally stripped and varnished original pitch pine floorboards. Picture rail and original decorative coving and ceiling rose. Cast iron inset open fire with painted marble surround and slate hearth. Two double central heating radiators. Original full height skirting boards and wood bay window frame to front elevation with UPVC double glazed fitted windows. Original arched wood framed window to side elevation. Extensive shelving either side of fire, currently used as firewood storage with TV and satellite points concealed behind. Extensive electrical sockets. Central ceiling light plus four wall lights.

Dining Room
14'1" x 13'4" (4.3 x 4.08)



Professionally stripped and varnished original pitch pine floorboards. Picture rail, decorative coving and ceiling rose. Cupboards and alcove shelving either side of original chimney breast with alcove lighting. Electric Sockets. Original full height skirting boards Central heating double radiator. Original arched wood framed window to side elevation UPVC double glazed French doors opening onto enclosed courtyard to rear elevation.

Kitchen Diner
28'9" x 10'2" (8.78 x 3.1)



Half Glazed, painted, oak panelled door with original stained-glass panels leading from hall to kitchen. Slate effect porcelain tiled floor. Feature wall with exposed brick finish and 3 x contemporary anthracite coloured, vertical central heating radiators. Range of electrical sockets some including USB points. Fully refitted Kitchen comprising large central island with olive green gloss doors and panels and quartz worktop with black composite inset 1 1/2 bowl sink including flexible black and brass mixer tap. The island which has three feature lights over and will comfortably seat four. Kitchen has additional generous lighting provided by overhead spotlights, cabinet feature lighting and under cabinet lights. Further run of base, wall cabinets and display cabinets, including drawer unit, with white gloss doors and matt grey worktop over. Polished brass handles throughout. Window to side elevation. 5 zone ceramic electric touch control hob with modern angled extractor hood over.

Range of integrated appliances comprising:-
Neff Double Fan Oven with integral grill
Neff 60/40 Fridge Freezer
Kenwood Dishwasher
Combi Microwave
Separate Wine Cooler
"In Cabinet" pull out dual section waste bin
UPVC French Doors with sidelights to Courtyard. Separate UPVC back door with fitted painted tongue & groove effect shoe, coat and hat storage bench with reclaimed wood shelving.

Dining Area



sufficient for generous table and chairs or sofa/lounge area as preferred. Central ceiling "over-table" light plus two wall lights. Wood clad wall incorporating inset "real flame effect" electric fire (can be used with or without producing heat), Electric wall sockets including high level socket with USB point. UPVC double-glazed window to side elevation. Modern interior glazed French doors leading to:-

Study
10'2" x 7'4" (3.1 x 2.25)



Painted full height, panelled wall. Slate effect tiled floor. Range of double electrical sockets including USB points UPVC double glazed window to courtyard elevation. Double Central Heated Radiator. Central ceiling light fitting. UPVC double glazed door leading to decking area covered by first floor balcony with spotlights over and rear garden.

Utility area
Separate, self-contained utility room with space, plumbing, electrical points and vent for washing machine & tumble drier. Worktop over with shelving and laundry drying rails. Stainless Steel corner sink with mixer tap and cupboard under. Newly fitted "Ideal Vogue Max", energy-efficient, wall mounted combi-boiler (warranty to 2034). Wall mounted extractor fan. Newly fitted electrical consumer unit. Under stairs panel door From Hall to:-

Cloakroom
WC & hand basin with black mixer tap. Chrome centrally-heated towel rail. Inset glass shelving with alcove lights. UPVC double glazed window to side elevation.

Staircase featuring two half landings incorporating stair carpet runner and chrome stair rods. Large original arched window above half-landing with decorative obscure glazing and stained-glass edging panels. Staircase features original turned wood spindles and stained hardwood hand rail with painted wall paneling to one side.

Galleried Front Landing



Professionally stripped and varnished original pitch pine floorboards. Double centrally heated Radiator. Electric Sockets. Space for seating. Original arched feature opening with decorative corbels. Period Decorative stained-glass panels above two of the bedroom doorways. Further Corbels. Original full height skirting boards.

Bedroom One
14'7" x 13'3" (4.45 x 4.05)



Professionally stripped and varnished original pitch pine floorboards. Two UPVC windows to front elevation with half height "plantation" shutters. Fitted Wardrobe with storage over and a range of clothes' rails. Double centrally heated radiator. Original full height skirting boards. Central ceiling light fitting featuring brass and crystal chandelier. Electric Sockets. Restored period stained Glass panels over:-

En-suite Shower Room



Fully tiled "walk-in" shower (1.5m x .8m) with chrome, round, fixed shower head having chrome twist control and concealed valve. Brass bulkhead light & extractor fan over shower. WC, hand basin with cabinet over and centrally heated towel rail. Tongue & groove decorative paneling. Bathroom rated brass and crystal chandelier

Bedroom 2
14'1" x 10'1" (4.3 x 3.08)



Fitted Wardrobe with cupboards over. Centrally heated double radiator. Electrical Sockets and central ceiling brass and crystal chandelier. UPVC window to rear elevation. Fitted carpet flooring. Original full height skirting boards.

Strictly by appointment. We would recommend that before travelling any distance, you check the details with the agents in order to save wasted journeys.

Viewing Arrangements
Open 6 days

<p>Spalding Office</p> <p>Mon-Fri: 8.30am to 6pm Saturday: 9am to 4pm Sunday: Closed</p>	<p>Holbeach Office</p> <p>Mon-Fri: 9am to 5.30pm Saturday: 9am to 2pm Sunday: Closed</p>
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Offer Procedure

Before contacting a Building Society, Bank or Solicitor you should make your offer to the Branch dealing with the sale, as any delay may result in the sale being agreed to another Purchaser and unnecessary costs being incurred. In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor. Therefore, prior to any offer being accepted, you will be required to make an appointment in order for us to financially qualify your offer. If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified.

Mortgage Advice

If you require 'Whole of Market' mortgage advice we can put you in touch with Adey Stuttard of Mortgage Options (Partnership Division) Ltd, who has access to the whole mortgage market and comes highly recommended for mortgage advice and associated services. Your home may be repossessed if you do not keep up repayments on your mortgage. We usually charge £399 for arranging a mortgage, the actual amount payable will depend on your circumstances. Adey Stuttard will provide a FREE initial consultation to discuss your financial goals at a time and place to suit you. Call our Spalding Office 01775 767575 or Holbeach Office 01406 422907 to book your appointment now.

Legal Fees
Ask for a quotation from our Conveyancing Department.
Unlike most Solicitors they work on a 'No Sale - No Fee' basis and offer 7 days a week service.

Morris and Mennie Estate Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. Fixtures and fittings referred to in writing, in these particulars are not necessarily included in the sale. These details have been produced in good faith and are for guidance only, they may be inaccurate in important aspects, and do not constitute any part of an offer or contract. All potential purchasers should inspect the property to satisfy themselves as to the accuracy of these details.