



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



The Chase, Pinchbeck, Spalding Lincolnshire PE11 3RS

Price £290,000 Freehold

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.

As you step inside, you'll be greeted by three inviting reception rooms, ideal for entertaining guests or simply relaxing with your loved ones. The re-fitted kitchen is a chef's dream, offering a high-specification design that is both functional and stylish, in addition to having integrated NEFF and Bosch appliances and an instant hot water Quooker tap.

The property features a beautifully refitted bathroom, adding a touch of luxury to your daily routine. Additionally, the large conservatory provides the perfect spot to enjoy your morning coffee or unwind after a long day.

With parking available for up to three-four vehicles, you'll never have to worry about finding a space for your car. The convenience of being close to amenities including the local Primary School means that everything you need is just a stone's throw away, making daily errands a breeze.

Don't miss out on the opportunity to make this house your home. Book a viewing today and experience the charm and comfort that this property has to offer.

8 Bridge Street, Spalding, PE11 1XA
01775 767575

10 West End, Holbeach, PE12 7LW
01406 422907

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
59	81
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

Through the composite obscured double glazed front door, into the:-

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 :

19'3" x 11'7" (5.87m x 3.53m)



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 :

12'2" x 11'0" (3.71m x 3.35m)



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 :

11'3" x 6'3" (3.43m x 1.91m)



UPVC double glazed window to the rear, radiator, power points, skimmed and coved ceiling, fuse box, personnel door to the single garage.

CONSERVATORY :

27'0" x 10'5" (narrowing to 7'3") (8.23m x 3.18m (narrowing to 2.21m))



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 :

12'1" x 11'8" (3.68m x 3.56m)



UPVC double glazed window to the rear, radiator, power points.

BEDROOM TWO :

11'2" x 9'2" (3.40m x 2.79m)

UPVC double glazed window to the rear, radiator, power points, fitted wardrobes.

BEDROOM THREE :

11'8" x 6'7" (3.56m x 2.01m)

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 :

15'6" x 11'3" (4.72m x 3.43m)

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.

SERVICES :

Council Tax Band - C (subject to change)

Energy Performance Certificate - D

Gas Central Heating

Mains Water

Viewing Arrangements			
Strictly by appointment. We would recommend that before travelling any distance, you check the details with the agents in order to save wasted journeys.			
Open 6 days			
Spalding Office		Holbeach Office	
Mon-Fri	8.30am to 6pm	Mon-Fri	9am to 5.30pm
Saturday	9am to 4pm	Saturday	9am to 2pm
Sunday	Closed	Sunday	Closed
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.			