



**118 Starlode Drove, West Pinchbeck, Spalding  
Lincolnshire PE11 3TD**

**Reduced To £149,950 Freehold**

\*\*\*\*\* FULL RENOVATION PROJECT \*\*\*\*\*

Situated in the semi-rural village of West Pinchbeck, Spalding, this older style semi-detached farm cottage on Starlode Drove offers a unique opportunity for those seeking a full renovation project. The property boasts two reception rooms, three bedrooms, and a bathroom, providing ample space for a cosy countryside retreat.

One of the standout features of this property is the vast amount of off-road parking available, with space for numerous vehicles, making it ideal for those with multiple cars or visitors. The property's older style adds character and charm, perfect for those looking to restore a piece of history to its former glory.

Situated in a tranquil setting with picturesque field views, this vacant property presents a blank canvas for those with a vision to create their dream home. Whether you're a seasoned renovator or a first-time buyer looking for a project, this semi-detached house offers endless possibilities to turn it into a beautiful countryside haven.

Don't miss out on the chance to own a piece of rural history and create a stunning retreat in this idyllic village location. Book a viewing today and unlock the potential of this charming old farm cottage.



8 Bridge Street, Spalding, PE11 1XA  
**01775 767575**

10 West End, Holbeach, PE12 7LW  
**01406 422907**

Through the UPVC double glazed side door, into the:-

**KITCHEN :**

8'5" x 8'5" (2.44m x 2.57m)

UPVC double glazed window to the side, Belfast sink with taps over, space and plumbing for a washing machine, power points, space and point for a freestanding cooker, walk-in pantry with a UPVC obscured double glazed window to the side.

**DOWNSTAIRS BATHROOM :**

UPVC obscured double glazed window to the side, bath with taps over, pedestal washbasin with taps over, wall mounted electric heater, airing cupboard with shelving.

Note: there is no W.C in this room

**DINING ROOM :**

13'9" x 11'0" (4.19m x 3.35m)

UPVC double glazed window to the rear, a door accessing the stairs to the first floor accommodation, internal door to the study, an open fireplace, power points.

**UNDER-STAIRS STORAGE AREA :**

10'6" x 4'3" (3.05m x 1.22m)

UPVC double glazed window to the side,

**LOUNGE :**

13'7" x 11'0" (4.14m x 3.35m)

UPVC double glazed window to the front, power points, a door to the original front entrance which is now blocked off.

**LANDING :**

UPVC double glazed window to the side, loft hatch and power point.

**UPSTAIRS CLOAKROOM :**

UPVC double glazed window, pedestal washbasin with a cold tap, W.C and tiled splash-back's.

**BEDROOM ONE :**

11'0" x 10'1" (3.35m x 3.07m)

UPVC double glazed window to the front, real wood flooring and power points.

**BEDROOM TWO :**

11'1" x 11'0" (max) (3.38m x 3.35m (max) )

UPVC double glazed window to the rear enjoying field views and power points.

**BEDROOM THREE :**

11'0" x 8'0" (3.35m x 2.44m)

UPVC double glazed window to the front, real wood flooring and power points.

**EXTERIOR :**

The property is accessed via a bridge, with gravelled off-road parking to the front, side and rear offering space for numerous vehicles, along with having a laid to lawn area to the front. The rear garden currently has a storage container, a patio seating area, outside lights and a brick store and an outside toilet.

**AGENTS NOTES :**

This property is a full renovation project.

No Heating

No Kitchen Units/Appliances

**SERVICES :**

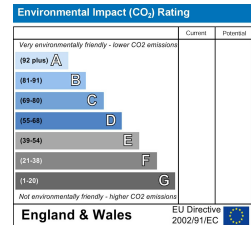
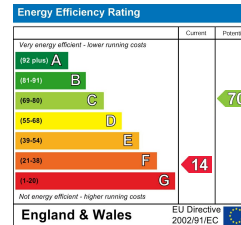
Council Tax Band - A (subject to change)

Energy Efficiency Rating- G

No Central Heating

Septic Tank

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**

Mon-Fri 8.30am to 6pm  
Saturday: 9am to 4pm  
Sunday: Closed

**Holbeach Office**

Mon-Fri 9am to 5.30pm  
Saturday: 9am to 2pm  
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.

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**EVENING & WEEKEND APPOINTMENTS AVAILABLE**

4 Finkin Street | Grantham | NG31 6QZ

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