



Total area: approx. 208.5 sq. metres (2244.6 sq. feet)



**Tydd Road, West Pinchbeck, Spalding  
Lincolnshire PE11 3PZ  
Price £399,995 Freehold**

Welcome to this charming chalet bungalow located on Tydd Road in the picturesque semi-rural village of West Pinchbeck, Spalding. This delightful countryside retreat boasts two reception rooms and three bedrooms, making this property perfect for those seeking a peaceful yet spacious home.

On entering the property, you'll be greeted by a double aspect lounge/diner spanning over 25ft, providing a bright and airy space for relaxing or entertaining. The extended garden room is a highlight, featuring remote-controlled Velux skylight windows that let in the sunshine whilst also having the benefit of rain sensors, and French doors that open out to the fantastic surroundings.

The layout of this chalet bungalow is unique, with the principle bedroom offering an en-suite for added convenience, while bedroom two occupies the entire first floor, providing a sense of privacy and space.

One of the standout features of this property is the uninterrupted field views that surround the home, offering a tranquil setting for unwinding after a long day. With parking for numerous vehicles, a single garage, and a workshop/study, there is ample space for storage and hobbies.

If you're looking for a home that combines countryside charm with modern comforts, this detached chalet bungalow on Tydd Road is a must-see. Don't miss the opportunity to make this peaceful retreat your own.

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[www.morrissandmennie.com](http://www.morrissandmennie.com)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)	53	64
E	(21-38)		
F	(1-20)		
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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

**ENTRANCE HALL :**

Having two UPVC obscured double glazed windows to the front, with the entrance hall having a radiator, power points, and stairs leading up to the first floor accommodation.

**DOWNSTAIRS BATHROOM :**

UPVC obscured double glazed window to the side, 'P' shaped panelled bath with taps over and an electric mixer shower, pedestal washbasin with a mixer tap over, W.C with a push button flush, tiled splash-backs, inset spotlights, wall mounted heated towel rail, airing cupboard with shelving, wall mounted mirror with inset LED lights.

**OPEN PLAN LOUNGE/DINER**  
25'8" x 14'0" (7.82m x 4.27m)



Being double aspect with UPVC double glazed patio doors to the rear overlooking the garden and field views, UPVC double glazed window to the side, radiator, power points, multi-fuel burner, TV point and telephone point.

**KITCHEN/DINER :**  
23'0" x 10'0" (7.01m x 3.05m)



UPVC double glazed window and door to the side, UPVC double glaze window to the front enjoying uninterrupted field views, Shaker style base and eye level units with a work surface over, integrated electric oven and grill with a half sized electric oven and grill above having a integrated microwave, four burner electric hob with an extractor hood over, integrated dishwasher, integrated

fridge and freezer, tiled splash-backs, skimmed and coved ceiling, loft access and a block archway leading through to the extended garden room.

**EXTENDED GARDEN ROOM :**  
12'5" x 9'1" (3.78m x 2.77m)



Being quadruple aspect with a UPVC double glazed window to the side, UPVC double glazed French doors to the far side, UPVC double glazed picture window to the front enjoying the open field views and having two remote controlled Velux skylight windows in the ceiling with rain sensors, a vaulted ceiling which is skimmed with inset spotlights, underfloor heating, power points.

**BEDROOM THREE :**  
10'5" x 10'3" (3.18m x 3.12m)

UPVC double glazed window and door to the rear enjoying field views, built-in wardrobe, radiator, power points, skimmed and coved ceiling with a ceiling fan and light, power points.

**UTILITY BOOT ROOM :**  
12'7" (max) x 9'0" (max) (3.84m (max) x 2.74m (max))

UPVC double glazed doors to the rear, UPVC obscured double glazed window to the side, Shaker style base and eye level units with a work surface over, sink and drainer with a mixer tap over, space and plumbing for a washing machine, space and point for a tumble dryer, space and point for a fridge/freezer, tiled splash-backs, radiator, power points and a door to an understairs storage cupboard.

**PRINCIPLE BEDROOM :**  
23'0" x 12'0" (7.01m'0.00m x 3.66m'0.00m)

Being double aspect with a UPVC double glazed window to the front enjoying field views and UPVC double glazed French doors to the rear also enjoying field views, fitted wardrobes, radiator, power points, wall lights positioned behind the bed with individual dimmer switches, ceiling fan and light, skimmed and coved ceiling, power points.

**EN-SUITE :**

UPVC obscured double glazed window to the rear, vanity washbasin with a mixer tap over, W.C with a push button flush with storage cupboards above and below and a work surface over, inset mirror, wall mounted heated towel rail, walk-in double shower with a built-in mixer shower having an oversized fixed shower-head and a separate handheld shower-head, wall mounted mirror with inset LED lighting, skimmed ceiling with inset spotlights and an extractor fan.

**STUDY :**  
13'4" x 7'8" (4.06m x 2.13m'2.44m)

UPVC double glazed door and window to the side, UPVC double glazed window to the rear, base units with a work surface over, power points, radiator, skimmed ceiling with inset spotlights.

**BEDROOM TWO :**  
31'7" x 11'4" (9.45m'2.13m x 3.35m'1.22m)



Two UPVC double glazed windows to front and two UPVC double glazed windows to the rear both enjoying uninterrupted field views, radiator, power points, TV point, telephone point, skimmed ceiling with inset spotlights, a door to the storage in the attic space and another door to the eaves.

Note : This room has the potential to be a self-contained annex with the measurements extended into four eaves.

**EXTERIOR :**

The property is situated in the non-estate location of Tydd Road in West Pinchbeck. Being ideally positioned and being enclosed by a mixture of hedging and panel fencing to the front with interrupted field views. A five bar gate

opens up for vehicle and pedestrian access and continues on to the vast amount of gravelled off-road parking, providing space for numerous vehicles, a motorhome and caravan. A laid to lawn area is ideally positioned to the front of the extended garden room, with outside power points, an outside tap, outside lighting and a storm porch with a convenient seating area and store for logs.

A pedestrian side gate accesses the rear garden, which is enclosed by hedging and panel fencing and is then predominantly laid to lawn with a patio seating area adjacent to bedroom three and the lounge. There is a further patio seating area in the corner, outside lighting, an outside tap and the oil tank which has a brick surround.

**SINGLE GARAGE :**  
17'8" x 11'6" (extending to 22'8") (5.18m'2.44m x 3.35m'1.83m (extending to 6.71m'2.44))

Having a remote controlled electric roller door, UPVC obscured double glazed window to the side, floor mounted Worcester Bosch oil boiler, fuse box, power points.

**WORKSHOP :**  
7'6" x 5'2" (2.13m'1.83m x 1.52m'0.61m)

Having power points on the workbench and a radiator.

**SERVICES :**  
Council Tax Band - D (subject to change)  
Energy Efficiency Rating - E  
Oil Central Heating  
Mains Water

<b>Viewing Arrangements</b>			
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			
<b>Spalding Office</b>		<b>Holbeach Office</b>	
Mon-Fri	8.30am to 6pm	Mon-Fri	9am to 5.30pm
Saturday:	9am to 4pm	Saturday:	9am to 2pm
Sunday:	Closed	Sunday:	Closed
<b>Offer Procedure</b>			
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.			
<b>Mortgage Advice</b>			
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.			
<b>Legal Fees</b>			
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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