



**87 Spalding Road, Pinchbeck, Spalding
Lincolnshire PE11 3UE
Price £229,950 Freehold**

Situated on Spalding Road in Pinchbeck, Spalding, this beautifully presented semi-detached house from the 1930's is a true gem waiting to be discovered. Boasting three reception rooms, three cosy bedrooms, and a well-appointed shower room, this property offers a perfect blend of space and comfort.

One of the standout features of this lovely home is the picturesque field views to the rear, providing a tranquil and scenic backdrop for everyday living. Imagine waking up to the sight of lush greenery and open skies right from your own backyard.

Convenience is key with this property, as it comes a large driveway, and a single garage, ensuring that you and your guests will never have to worry about finding a parking spot. Additionally, being close to local amenities means that everything you need is just a stone's throw away.

Whether you're looking to relax in one of the inviting reception rooms, unwind in the comfortable bedrooms, or simply enjoy the surroundings, this property offers a wonderful opportunity to create a warm and welcoming home. Don't miss out on the chance to make this charming house your own in the heart of Pinchbeck.



8 Bridge Street, Spalding, PE11 1XA
01775 767575

10 West End, Holbeach, PE12 7LW
01406 422907

Through the arch top UPVC double glazed front door, into the:-

ENTRANCE PORCH :

Through an internal wooden door, into the:-

ENTRANCE HALL :

Having a wooden obscured leaded single glazed window overlooking the entrance porch, stairs leading up to the first floor accommodation, UPVC double glazed window to the side to the top of the stairwell allowing for natural light through to the entrance hall, radiator and power points.

CLOAKROOM :

UPVC obscured double glazed window to the side, W.C with a push button flush, wash hand basin with taps over.

DINING/FAMILY ROOM :

11'0" x 10'0" (3.35m x 3.05m)

UPVC double glazed bay window to the front with a bay window seat, radiator, power points and internal French doors leading to the lounge.

Note : gas fire has been disconnected and is not usable

LOUNGE :

13'4" x 11'0" (4.06m x 3.35m)

Double glazed sliding patio door to the conservatory, a gas fireplace, radiator and power points.

CONSERVATORY :

10'7" x 9'1" (3.23m x 2.77m)

Of brick and UPVC construction with a UPVC double glazed window to the rear, UPVC double glazed French doors to the rear, radiator, power points, tiled floor and a telephone point.

DOUBLE ASPECT KITCHEN :

14'7" x 8'0" (4.45m x 2.44m)

UPVC double glazed windows to the side and rear, UPVC obscured double glazed door to the side leading out to the driveway and garage, base and eye level units with a work surface over, sink and drainer with a mixer tap over, integrated electric oven and grill with a microwave above and a four burner gas hob with extractor hood over, integrated fridge, integrated freezer, space and plumbing for a washing machine, tiled splash-backs, radiator, power points, wall mounted gas boiler housed in a cupboard.

LANDING :

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

SHOWER ROOM :

UPVC obscured double glazed window to the side, fully tiled double shower cubicle with a built-in mixer shower having a fixed showerhead, a separate showerhead on a sliding adjustable rail and three separate body jets, W.C with a push button flush, vanity washbasin with a mixer tap over and storage cupboards and drawers beneath, radiator and skimmed ceiling with inset spotlights.

BEDROOM ONE :

12'0" x 10'0" (3.66m x 3.05m)

UPVC double glazed window to the rear enjoying open views, radiator, power points and fitted wardrobes.

BEDROOM TWO :

11'7" x 11'1" (3.53m x 3.38m)

UPVC double glazed window to the front, a decorative fireplace, radiator and power points.

BEDROOM THREE :

8'0" x 6'7" (2.44m x 2.01m)

UPVC double glazed window to the front, radiator and power points.

EXTERIOR :

The outside of the property has a laid to lawn area, with concrete off-road parking to the front and side of the property, which then leads to a concrete sectional block garage. The side gated pedestrian access leads to the rear garden, which benefits from not being overlooked to the rear. The garden is half laid to lawn, with the rest then laid to patio and concrete providing a seating area, with the garden then being enclosed by panel fencing and mature hedging, with an outside courtesy light.

SINGLE GARAGE :

Concrete sectional block single garage, having an electric remote controlled garage door.

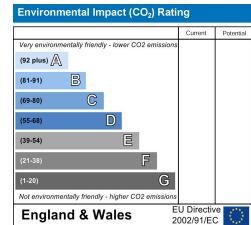
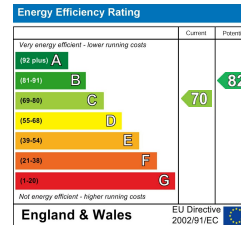
SERVICES :

Council Tax Band - B (subject to change)

Energy Efficiency Rating - C

Gas Central Heating

Mains Services



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.

Your home your mortgage

INDEPENDENT MORTGAGE ADVICE

EVENING & WEEKEND APPOINTMENTS AVAILABLE

4 Finkin Street | Grantham | NG31 6QZ

T.01476 569090

www.mortgageoptionsonline.co.uk

mortgageoptions