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100 Pinchbeck Road, Spalding PE11 1QL

BELVOIR!

£315,000



Key Features

- > PERIOD DETACHED PROPERTY
- > THREE BEDROOMS
- > EN SUITE TO MASTER
- > TWO RECEPTION ROOMS
 - > CONSERVATORY
- > WORKSHOP - GENEROUS GARDENS
 - > Tenure: Freehold
 - > EPC rating D

Built in circa 1923 Belvoir incorporating Munton and Russell are pleased to offer for sale this period detached family home. Situated in a convenient location of the market town of Spalding and with in easy reach of local amenities and local routes. Well presented throughout the property comprises of, entrance porch, hallway, lounge, kitchen/diner, dining room, conservatory, cloakroom. First floor has three generous bedrooms, en suite to master, family bathroom. Externally, ample off road parking, garage/workshop, generous rear garden. Viewing is highly recommended.

ENTRANCE PORCH

Sealed unit double glazed door, sealed unit double glazed window, tiled floor.

ENTRANCE HALL

Feature oak door, attractive staircase to first floor landing, wooden flooring.



CLOAKROOM

UPVC double glazed window to the side elevation, WC, wash hand basin, radiator, wooden flooring.

LOUNGE

4.3m x 3.7m (14.1ft x 12ft)

UPVC double glazed bay window to the front elevation with window seat, UPVC double glazed window to the side elevation, two radiators, feature fire place. Measurement excludes bay.

DINING ROOM

4m x 3.7m (13.11ft x 12ft)

UPVC double glazed corner window to front and side elevation, wooden flooring, two radiators, attractive feature fireplace with inset burner, french doors to conservatory.

KITCHEN/DINER

5.2m x 3.8m (17.11ft x 12.4ft)

UPVC double glazed door and window to the side elevation, UPVC double glazed window to the rear elevation, range of refitted base and wall units, inset 1 1/4 bowl sink with mixer taps over, built in oven hob and canopy hood, integrated dishwasher and fridge freezer, wall mounted boiler providing domestic hot water and radiator heating.

CONSERVATORY

4.6m x 3m (15ft x 9.7ft)

UPVC double glazed construction on low brick base, french doors to the side elevation, tiled floor.



LANDING

UPVC double glazed tall window to the side elevation, storage cupboards and airing cupboard.

BEDROOM 1

4.3m x 3.7m (14ft x 12.1ft)

UPVC double glazed window to front elevation, feature period fire place, radiator. French doors leading to en suite.

EN SUITE

UPVC double glazed window to the rear and side elevation, three-piece suite comprising of vanity wash hand basin, WC, shower cubicle, tiled floor.

BEDROOM 2

4.3m x 3.7m (14ft x 12ft)

UPVC double glazed window to the front elevation, period feature fire place, two radiators.



BEDROOM 3

3.8m x 2.1m (12.4ft x 7ft)

UPVC double glazed window to the rear elevation, radiator, built in wardrobe.

BATHROOM

Two UPVC double glazed windows to the side elevation, three-piece suite comprising of WC wash hand basin, panelled bath, part tiling to walls, radiator.

EXTERNALLY

Ample off road parking, hedging to front leading to:

GARAGE/WORKSHOP

7.8m x 3.7m (25.5ft x 12ft)

Impressive period building presumed to be a former coach house, the building was recently restored with new doors and new roof including new beams and trusses, window and door to the side, double doors to the front, light and power connected.

REAR GARDEN

Attractive and generous plot, laid to lawn with mature flower and shrub borders, mature fruit trees and soft fruit beds, standing for summer house and shed, gated access to both sides.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Contact us today to arrange a viewing...

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01775 722475