

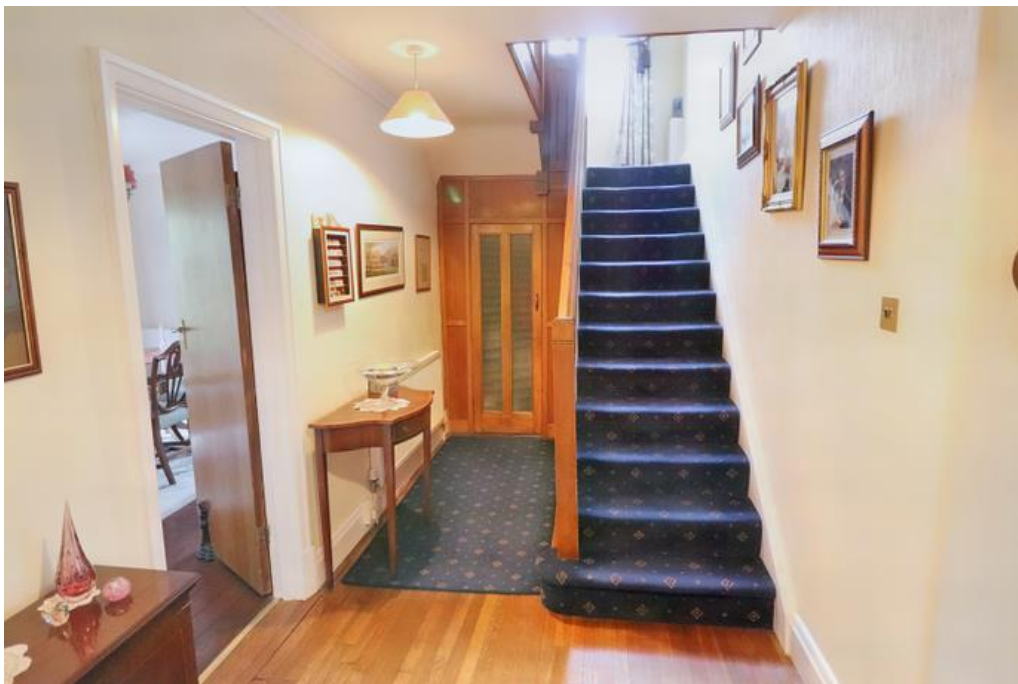


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8 Church Street, Pinchbeck PE11 3UA

£475,000

BELVOIR!



Key Features

- > EXECUTIVE DETACHED HOME
 - > FIVE BEDROOMS
 - > THREE RECEPTION ROOMS
 - > KITCHEN/BREAKFAST
- > GENEROUS ATTRACTIVE PLOT
 - > POPULAR VILLAGE LOCATION
 - > Tenure: Freehold
 - > EPC rating C



Belvoir incorporating Munton and Russell are pleased to offer for sale this extremely well presented detached family home, situated in a prime location in the popular Lincolnshire village of Pinchbeck. The village offers various facilities including, primary school, public house, butchers, two convenience stores, local bus service, pharmacy, Post Office and doctors surgery. Situated within easy reach of the Market Town of Spalding with rail link to Peterborough, which in turn has high-speed rail link to London. The property in brief comprises of entrance hall, generous lounge, dining room, family room, fitted kitchen/breakfast room, utility and downstairs cloakroom. Upstairs there are five bedrooms and a family bathroom.

Externally the property is well situated with ample driveway leading to the double garage. There is an attractive rear garden and a further enclosed vegetable garden.





ENTRANCE HALL

The property is approached by, curved steps leading to attractive open porch with oak pillars. Composite double glazed door and side panel. Stairs to first floor landing. Under staircase storage cupboard housing the boiler, which provides the domestic hot water and radiator heating. Access to the cellar. UPVC double glazed window to the side elevation. Cloak cupboard with hanging space.

LOUNGE

18'4"x13'10" (5.84m x 4.21m)

UPVC double glazed bay window to the front elevation. UPVC double glazed windows to both side elevations, wall lighting points, two radiators. Feature fireplace with oak surround and marble inset open fire.

FAMILY ROOM

13'10"x12'5" (4.21m x 3.78m)

UPVC double glazed windows to the front and side elevations. Feature brick built inglenook fire surround with inset multi fuel stove. Plate rack and radiator.

KITCHEN/BREAKFAST AREA

15'2"x19'2" (4.62m x 5.84m)

UPVC double glazed window to the rear elevation. A range of quality fitted base and wall units. Gemini acrylic work surface with inset sink and mixer taps over, water filter. Built in microwave, integrated refrigerator and dishwasher. Range style cooker with canopy hood over. Tiled flooring. LED Spot lighting. UPVC double glazed window and composite double glazed door to the side elevations and radiator.

UTILITY

15'0"x7'8" (4.57m x 2.34m)

UPVC double glazed window to the rear elevation. Plumbing for washing machine and space for tumble dryer. A range of base and wall units. Stainless steel sink unit with mixer taps over and complementary worktops. Karndean flooring. Coving to ceiling. UPVC double glazed window to the front elevation. Radiator. Door leading to the garage.

RE-FITTED SHOWER ROOM

UPVC double glazed window to the rear elevation. Three piece suite comprising of WC, wash hand basin and corner power shower unit. Heated towel rail. Tiled flooring. Tiling to walls. Coving to ceiling.

DINING ROOM

13'11"x12'0" (4.24m x 3.65m)

UPVC double glazed windows and French doors to the rear elevation. Wood flooring. Two radiators. Wall lighting points. UPVC double glazed window to the side elevation.

FIRST FLOOR LANDING

Access by open staircase with half landing. UPVC double glazed feature window to the side elevation. Main landing access to loft space with retractable ladder. Door to the airing cupboard housing the hot water tank.







BEDROOM ONE

18'3"x13'9" (5.56m x 4.19m)

UPVC double glazed bay windows to the front elevation and both side elevations. Range of built in bedroom furniture, including wardrobes and dressing table, storage cupboard. Radiator and coving to ceiling.

BEDROOM TWO

13'10"x12'5" (5.56m x 3.78)

UPVC double glazed windows to the front and side elevations. Radiator. Vanity wash hand basin. Coving to the ceiling and built in storage cupboard.

BEDROOM THREE

15'10"x11'8" (4.82m x 3.55m)

UPVC double glazed window to the rear elevation. Radiator and coving to ceiling.

BEDROOM FOUR

12'1"x11'11" (3.68m x 3.63m)

UPVC double glazed window to the rear elevation. Radiator and coving to ceiling.

STUDY/BEDROOM FIVE

12'1 x 5'3" (3.68m x 1.60m)

UPVC double glazed window to the rear elevation. Radiator and coving to ceiling.

FAMILY BATHROOM

12'7x 6'0" (3.83m x 1.83m)

UPVC double glazed window to the side elevation. Part tiled walls. Wall mounted heated towel rail. Four piece suite, comprising of WC, pedestal wash hand basin with LED mirror above and shaver point. Bath with mixer tap and fully tiled shower cubicle with fitted thermostatic power shower over. Coving to ceiling.

GARAGE

23'4" x 17'5" (7.11m x 5.30m)

Two windows to the rear elevation. Twin up and over metal doors, Housing for water softner. LED Lighting and power connected.

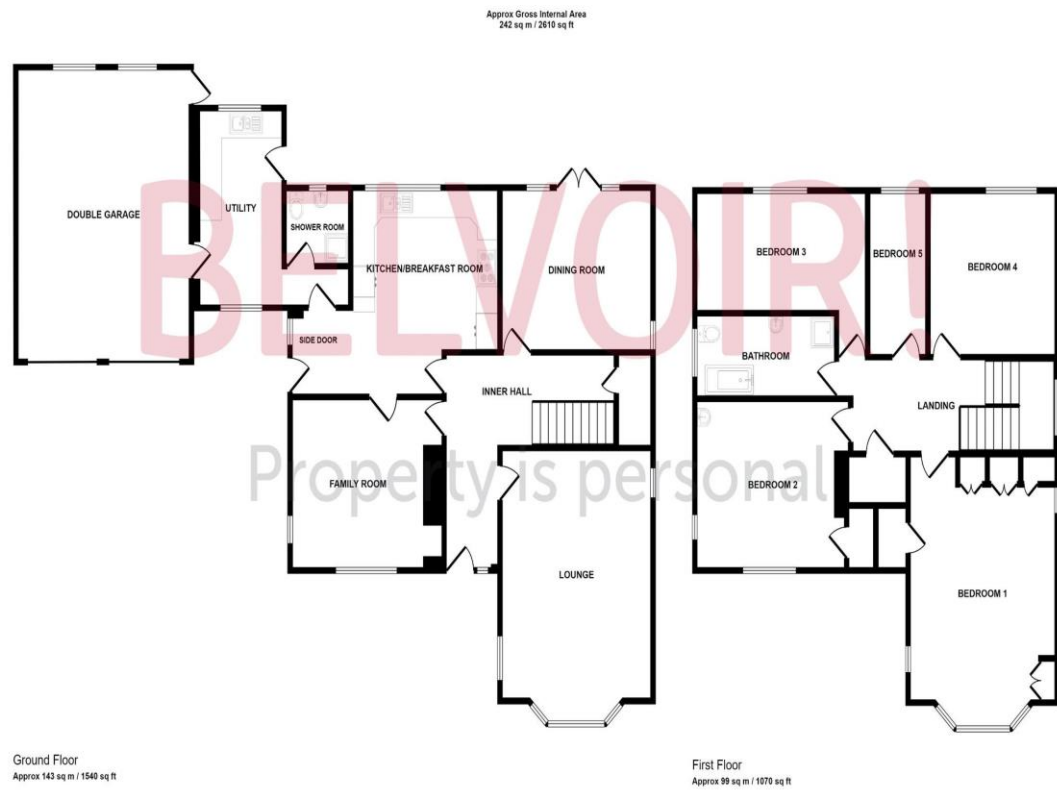
EXTERNALLY

The property is approached by an ample gravel driveway leading to the double garage. Lawned area with mature flower and shrub borders. Mature trees and gated access to the rear.

The rear garden has raised patio area leading down to an extensive lawn area. Mature trees and flower, and shrub borders leading to a rear wall.

Behind the rear wall is a private vegetable garden, mainly turned for fruit and vegetables.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Magic Spray 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	71	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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