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31 Rotten Row, Pinchbeck PE11 3RQ

BELVOIR!

£320,000



Key Features

- > DETACHED FAMILY HOME
- > THREE/FOUR BEDROOMS
- > CONSERVATORY
- > BATH AND SHOWER ROOM
- > GENEROUS GARDEN
- > PARKING AND GARAGE
- > Tenure: Freehold
- > EPC rating A

Belvoir incorporating Munton and Russell are pleased to offer this much improved detached family home. Situated in the popular and well served village of Pinchbeck which offers an excellent primary school, post office, local shops, butchers and doctors surgery, yet only a short drive to the Market Town of Spalding. The accommodation in brief comprises of, entrance hall, lounge, dining area, kitchen, conservatory, rear hall, shower room and bedroom4/study. To the first floor three bedrooms, bathroom. Externally generous front garden with ample parking, single garage and generous enclosed rear garden. Owned Solar Panels with battery



ENTRANCE

Glazed feature door, stairs to first floor landing.

LOUNGE

17'4" x 10'9" (5.3m x 3.3m)

UPVC double glazed window to the front elevation, UPVC double glazed French doors to the conservatory, radiator, feature fire surround with inset burner.

KITCHEN AREA

15'11" x 7'0" (4.9m x 2.1m)

UPVC double glazed window to the rear elevation, range of fitted base and wall units, sink unit with mixer taps over, built in oven, hob and hood, plumbing for washing machine, storage cupboard.

DINING AREA

12'7" x 9'8" (3.8m x 2.9m)

UPVC double glazed window to the front elevation, range of base and wall units, radiator.

REAR HALLWAY

UPVC double glazed door to the side and rear elevation, UPVC double glazed window to the side elevation, radiator.



SHOWER ROOM

UPVC double glazed window to the side elevation, three piece suite comprising of, WC wash hand basin, shower cubicle, extractor and tall radiator.

BEDROOM4/STUDY

9'8" x 8'6" (2.9m x 2.6m)

UPVC double glazed window to the front elevation, radiator.

CONSERVATORY

18'1" x 17'8" (5.5m x 5.4m)

UPVC double glazed windows to both side elevations, UPVC double glazed door to the rear elevation, UPVC double glazed French doors to the side elevation.

LANDING

UPVC double glazed window to the rear elevation, radiator.

BEDROOM 1

10'11" x 10'8" (3.3m x 3.3m)

UPVC double glazed window to the front elevation, fitted wardrobe, radiator.



BEDROOM 2

12'5" x 9'10" (3.8m x 3m)

UPVC double glazed window to the front elevation, radiator.

BEDROOM 3

9'1" x 7'1" (2.8m x 2.2m)

UPVC double glazed window to the rear elevation, radiator.

BATHROOM

UPVC double glazed window to the front elevation, three piece suite comprising of, WC, wash hand basin, panelled bath, heated towel rail.

EXTERNALLY

Generous front garden with driveway leading to single garage, Laid to lawn with mature borders. EV Charger point for charging vehicles.

REAR: An extensive rear garden enclosed by fencing and offering standing area for shed and glasshouse, feature Japanese Pergola, selection of shrubs and trees outlining the garden.

GARAGE

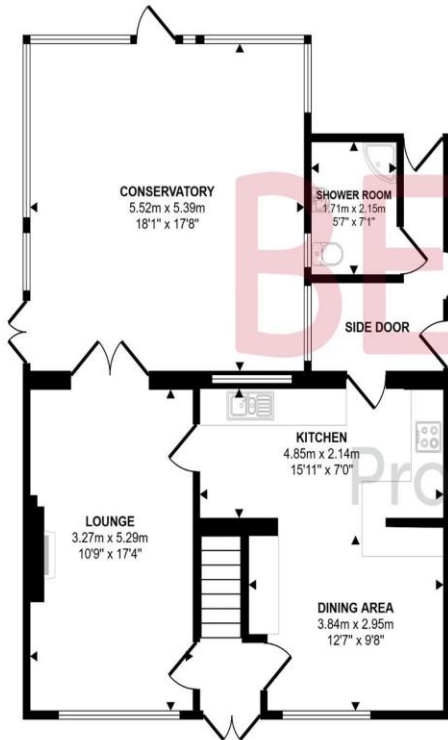
14'7" x 6'11" (4.4m x 2.1m)

Attached single garage, up and over door, light and power connected.

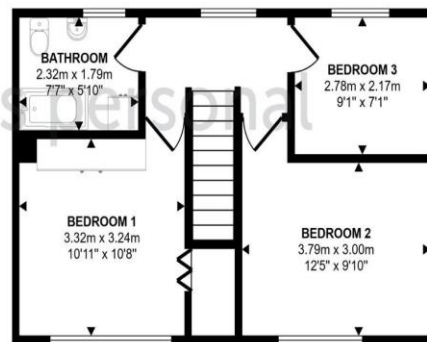
AGENTS NOTE

Solar panels have been installed; the owner informs that these also have battery storage.

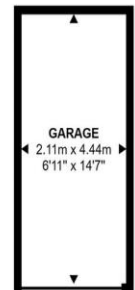
Approx Gross Internal Area
149 sq m / 1599 sq ft



Ground Floor
Approx 96 sq m / 1031 sq ft

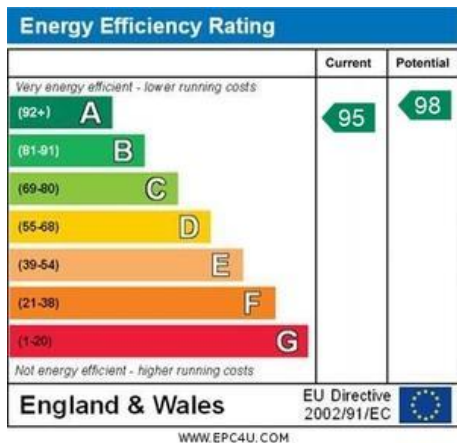


First Floor
Approx 43 sq m / 467 sq ft



Garage
Approx 9 sq m / 101 sq ft

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 Made Snappy 360.



BELVOIR!

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