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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, well-maintained and spacious family home situated in the quiet residential area of Pinchbeck. It is within a short walking distance of an excellent primary school, post office, local shops, butchers and doctor's surgery, yet only a short drive to the Market Town of Spalding. The property offers a bright modern interior with four good-sized bedrooms and two bathrooms. 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 for 4-5 cars, single garage and generous enclosed rear garden. Owned Solar Panels with battery providing energy efficiency and reduced running costs. Electric vehicle charging point. Recently installed Combi boiler and upgraded central heating system. The home has been lovingly improved and maintained, with plastered walls, neutral décor and modern flooring.



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 log/koza burner, creating a warm and inviting atmosphere.

KITCHEN AREA

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

UPVC double glazed window to the rear elevation, recently updated kitchen with a contemporary range of fitted base and wall units, ample workspace, 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.

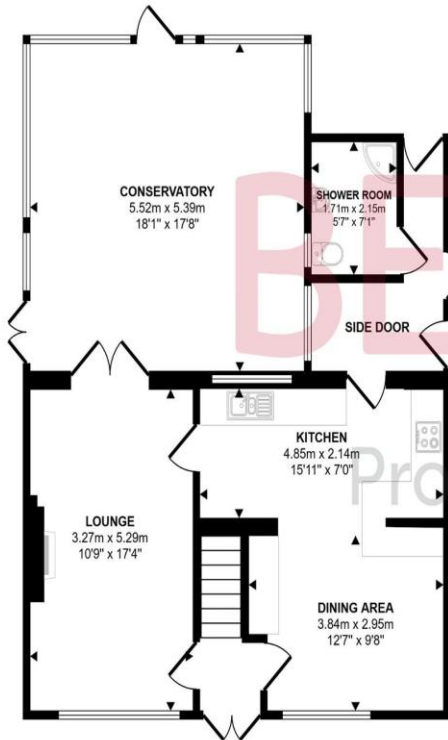
REAR: An extensive landscaped rear garden enclosed by fencing and offering standing area for shed and glasshouse, feature Japanese Pergola, selection of shrubs and trees outlining the garden perfect for relaxing and entertaining.

GARAGE

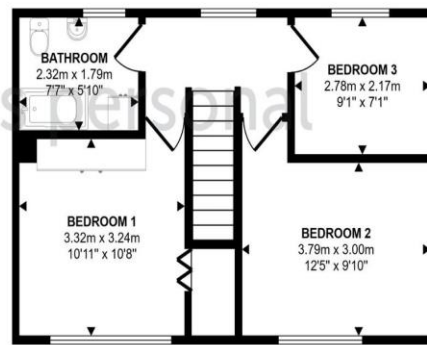
14'7" x 6'11" (4.4m x 2.1m)

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

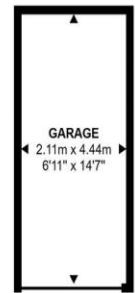
Approx Gross Internal Area
149 sq m / 1599 sq ft



Ground Floor
Approx 96 sq m / 1031 sq ft

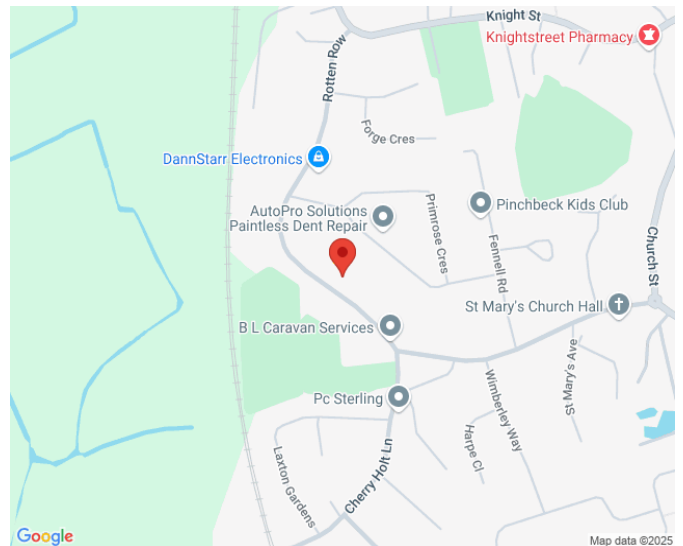
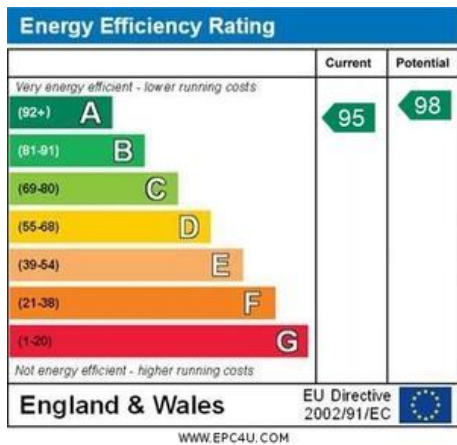


First Floor
Approx 43 sq m / 467 sq ft



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.



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