



6  3  2 

Holmlea, Glenside South, Pinchbeck PE11 3SA

Guide price £299,950

BELVOIR!



Key Features

- > SEMI DETACHED FAMILY HOME
- > SIX BEDROOMS 6TH WITH EN SUITE
- > KITCHEN AND LOUNGE DINER
 - > AIR SOURCE HEAT PUMP
- > AMPLE OFF ROAD PARKING
- > RIVERSIDE LOCATION
 - > Tenure: Freehold
 - > EPC rating C



Belvoir incorporation Munton and Russell are please to offer for sale this spacious family home. The property is set in ideal location with open fields to the rear and river to the front, generous garden and ample off road parking. The popular village of Pinchbeck is a short distance away and has a wealth of local amenities. The Market Town of Spalding is a short drive and this has a rail line to Peterborough which in turn offers a high speed link to the city. The property has air source heat pump and solar panels. The accommodation in brief comprises of, entrance, dining area, lounge, kitchen diner, bedroom 6 with en-suite, utility. to the first floor, five bedrooms, family bathroom. Externally ample off road parking, enclosed rear garden.





ENTRANCE

Sealed unit double glazed door, stairs to first floor landing.

DINING AREA

11'2" x 10'4" (3.4m x 3.1m)

UPVC double glazed bay window to the front elevation, radiator. (measurement into bay)

LOUNGE

13'9" x 12'8" (4.2m x 3.9m)

UPVC double glazed window to the rear elevation, feature inset burner with timber mantle and tiled hearth, under stairs cupboard, arch to utility.

UTILITY

8'11" x 5'7" (2.7m x 1.7m)

UPVC double glazed window to the rear elevation, range of fitted base and wall units, space for washing machine and tumble dryer.

KITCHEN DINER

20'4" x 11'11" (6.2m x 3.6m)

UPVC double glazed fully opening window to the rear elevation, UPVC double glazed door to the rear elevation, bespoke kitchen with wooden worktops, butler style sink, space for range style cooker with hood over, feature central island, plumbing for dishwasher, radiator. Leading through to dining area.

DINING AREA

11'5" x 10'6" (3.5m x 3.2m)

UPVC double glazed window to the front elevation, radiator.

BEDROOM 6/OFFICE

9'6" x 8'0" (2.9m x 2.4m)

UPVC double glazed window to the front elevation, radiator. (measurement includes en-suite)

EN SUITE

Wet floor shower with electric shower, WC., wash hand basin, wall mounted heater, extractor, tiling to walls.







LANDING

Doors to:

BEDROOM 1

22'8" x 9'10" (6.9m x 3m)

UPVC double glazed window to the front and rear elevation, range of built in wardrobes, radiator.

BEDROOM 2

9'10" x 8'8" (3m x 2.6m)

UPVC double glazed window to the front elevation, radiator, over stairs storage cupboard, fitted wardrobes.

BEDROOM 3

12'11" x 6'11" (3.9m x 2.1m)

UPVC double glazed window to the rear elevation, built in wardrobe, radiator. (maximum measurements)

BEDROOM 4

10'6" x 8'4" (3.2m x 2.5m)

UPVC double glazed window to the front elevation, radiator.

BEDROOM 5

9'1" x 6'8" (2.8m x 2m)

UPVC double glazed window to the rear elevation,

BATHROOM

UPVC double glazed window to the rear elevation, shower cubicle, free standing roll top bath, WC, wash hand basin, heated towel rail.

EXTERNALLY

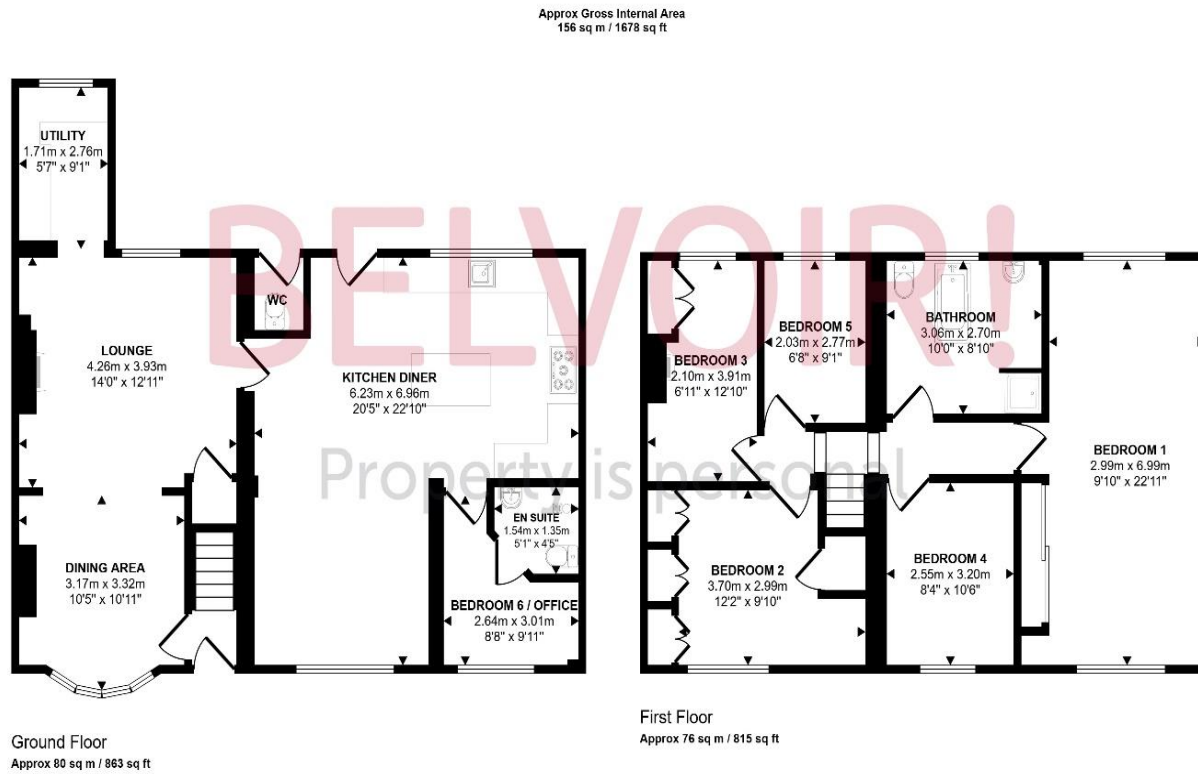
FRONT: open plan with ample off road parking on gravel drive.

REAR: Enclosed by fencing, large seating area, laid to lawn, mature borders, raised beds, feature gazebo area.

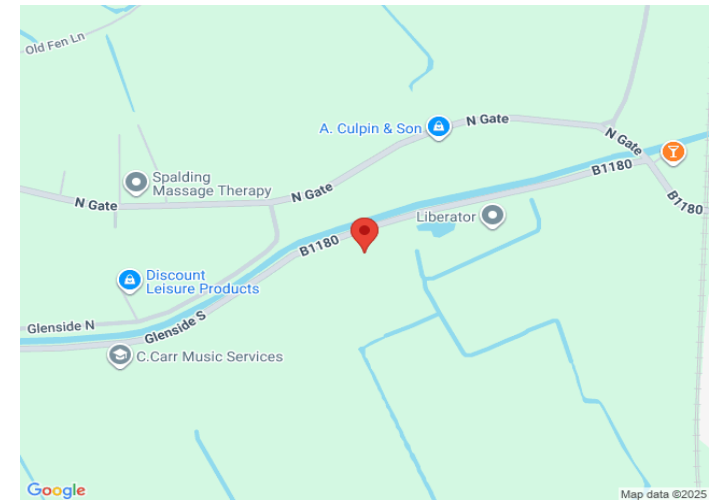
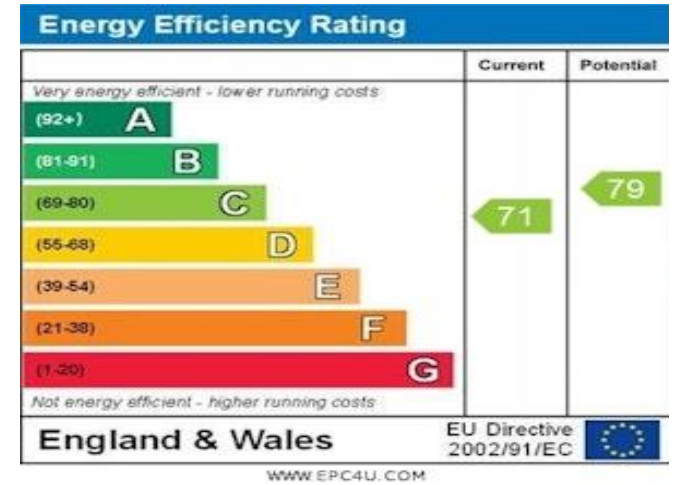
UPVC double glazed door to WC, with WC, radiator.







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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