



16 Elizabeth Crescent, West Pinchbeck, Spalding, PE11 3TE



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Freehold

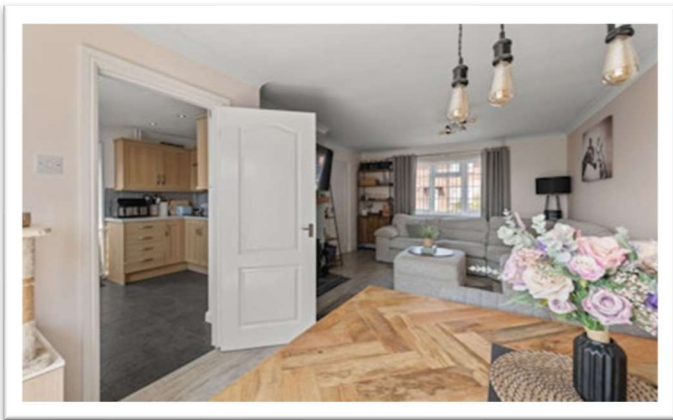
£215,000



Key Features

- Semi-detached house
- Three bedrooms
- Lounge/diner, kitchen & utility
- Cloakroom & bathroom
- Ample off-road parking to front
- Enclosed rear garden
- Open view to rear
- EPC rating TBC





A semi-detached house in a popular rural village location with an open view to the rear. Having well presented accommodation comprising: entrance hall, cloakroom, lounge/diner, kitchen, lobby and utility to ground floor. Three bedrooms and bathroom to first floor. Outside the property has ample off-road parking to the front and an attractive enclosed rear garden with summerhouse/office. The property benefits from oil fired central heating and double glazing.



ACCOMMODATION

Part glazed front entrance door with canopy over through to the:

ENTRANCE HALL

Having radiator and staircase rising to first floor.

CLOAKROOM

Having window to side elevation, close coupled WC and hand basin.

LOUNGE/DINER

6.33m x 5.08m (20'10" x 16'8")

(max) Having window to front elevation, sliding doors to rear elevation & garden, coved ceiling, radiator, wood effect flooring and fireplace recess with tiled hearth and inset wood burner.

KITCHEN

3.5m x 3.15m (11'6" x 10'4")

(max) Having window to rear elevation, coved ceiling with inset ceiling spotlights, radiator and tiled floor.



Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: 1 1/4 bowl composite sink with drainer & mixer tap inset to work surface, cupboards & space for dishwasher under, cupboard over and space for upright fridge/freezer to side. Work surface return with cupboard under, cupboards over. Further work surface with inset electric hob, cupboards under, cupboards & stainless steel cooker hood over, tall unit to side with integrated electric oven, cupboard under, space for microwave & cupboard over. Work surface return with cupboard & drawers under, cupboards over.

REAR LOBBY

Having doors to front & rear elevations and polycarbonate roof.

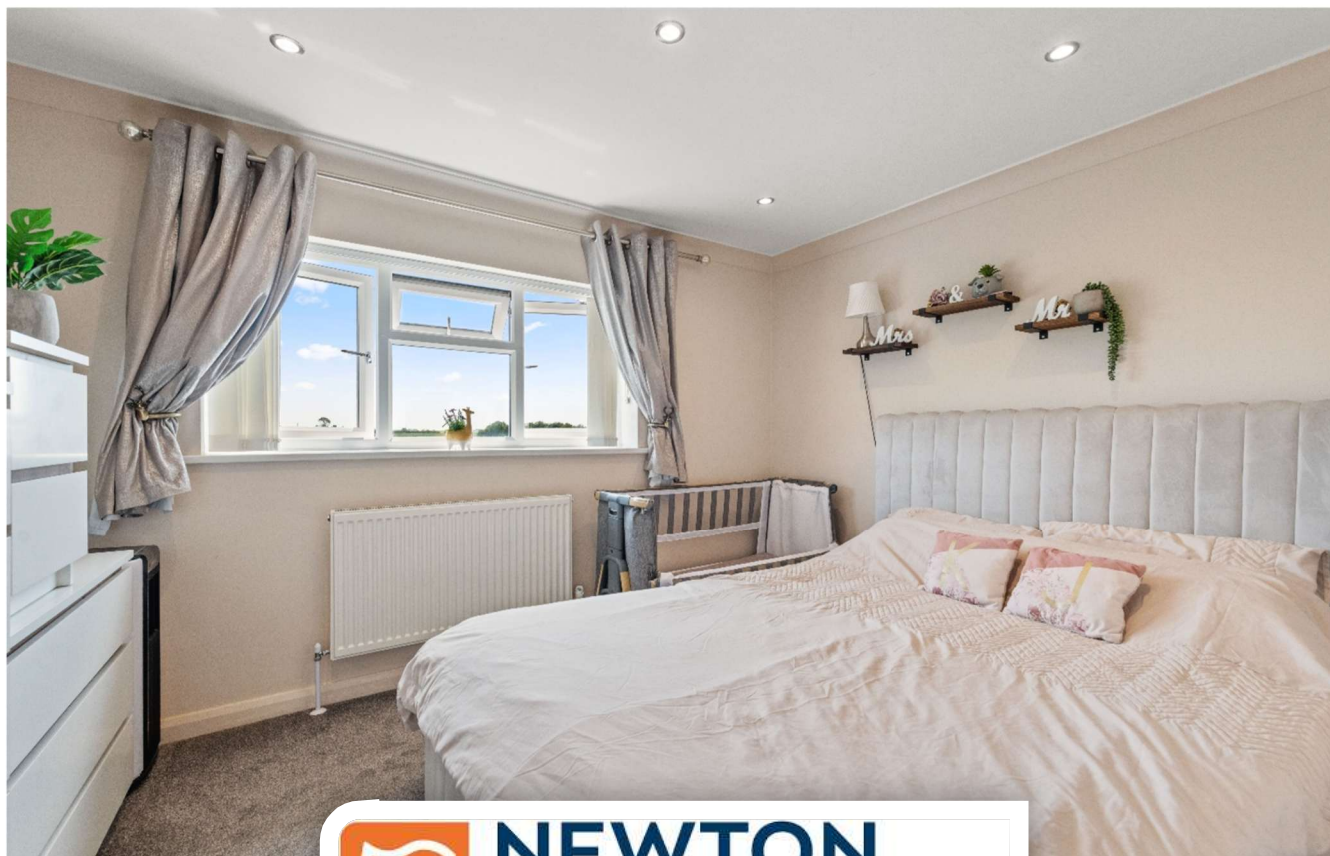
UTILITY

3.55m x 1.77m (11'7" x 5'10")

Having window to rear elevation, belfast style sink with mixer tap, space & plumbing for automatic washing machine, work surface with cupboards & drawers under, cupboards over.

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FIRST FLOOR LANDING

Having window to side elevation.

BEDROOM ONE

3.6m x 3.47m (11'10" x 11'5")

(max) Having window to rear elevation, coved ceiling with inset ceiling spotlights and radiator.

BEDROOM TWO

3.13m x 2.63m (10'4" x 8'7")

Having window to front elevation, coved ceiling and radiator.

BEDROOM THREE

2.63m x 1.89m (8'7" x 6'2")

Having window to front elevation, inset ceiling spotlights and radiator.

BATHROOM

2.6m x 2.56m (8'6" x 8'5")

Having window to rear elevation, coved ceiling with inset ceiling spotlights, chrome heated towel rail, extractor, wood effect flooring, part tiled walls and built-in airing cupboard. Fitted with a suite comprising: panelled bath with power shower over, close coupled WC and pedestal hand basin.



EXTERIOR

To the front of the property there is a large gravelled area which provides ample off-road parking and there is a double electric vehicle charging point.

REAR GARDEN

Being enclosed and having a paved patio area with pergola over, paved footpath, lawned area with borders and a screened oil storage tank.

SUMMERHOUSE/OFFICE

3.68m x 2.81m (12'1" x 9'2")

Of timber construction with windows & double doors to front, light and power.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via an oil fired boiler serving radiators and the property is double glazed. The current council tax is band A.

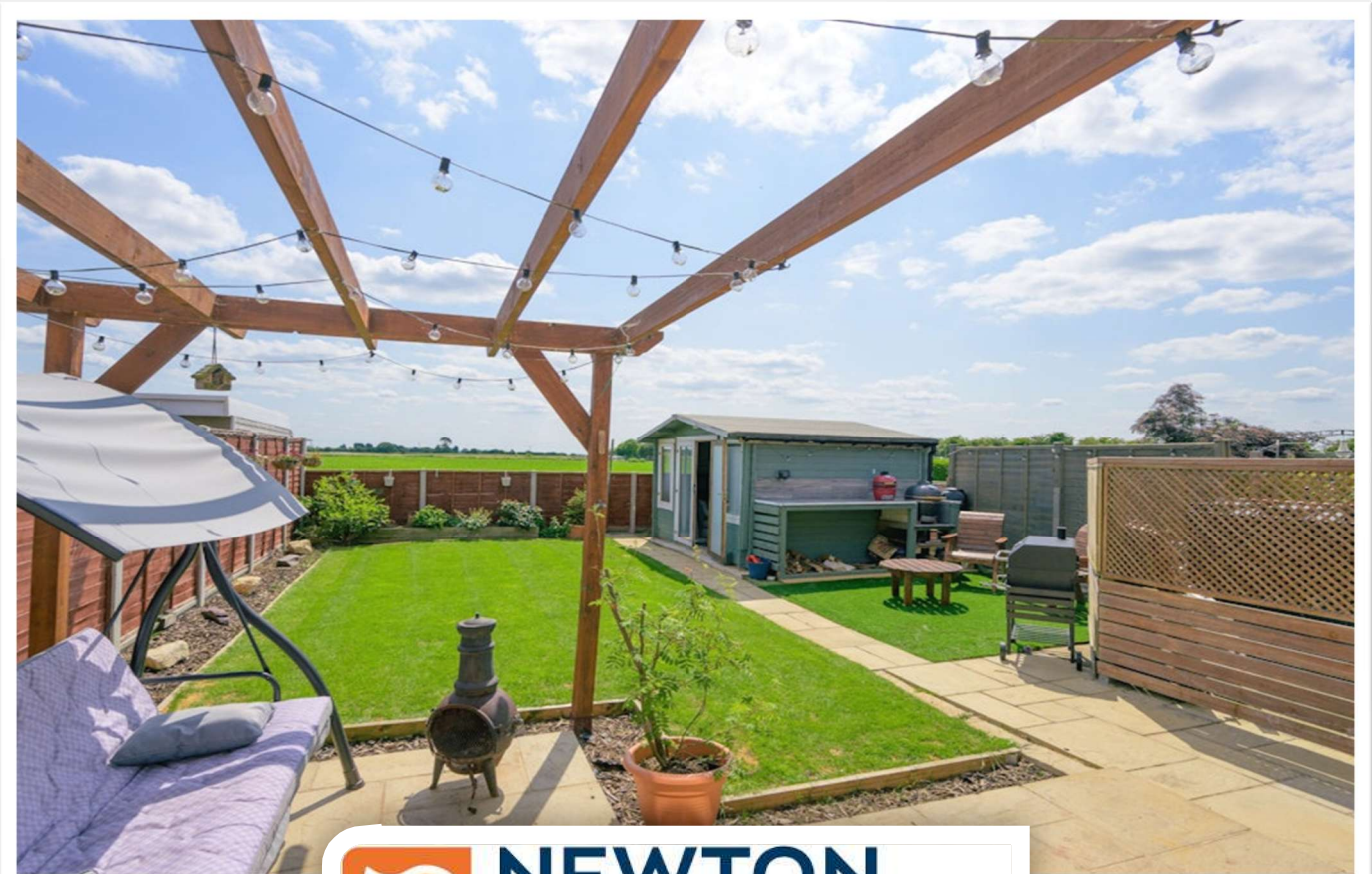
VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

AGENT'S NOTES

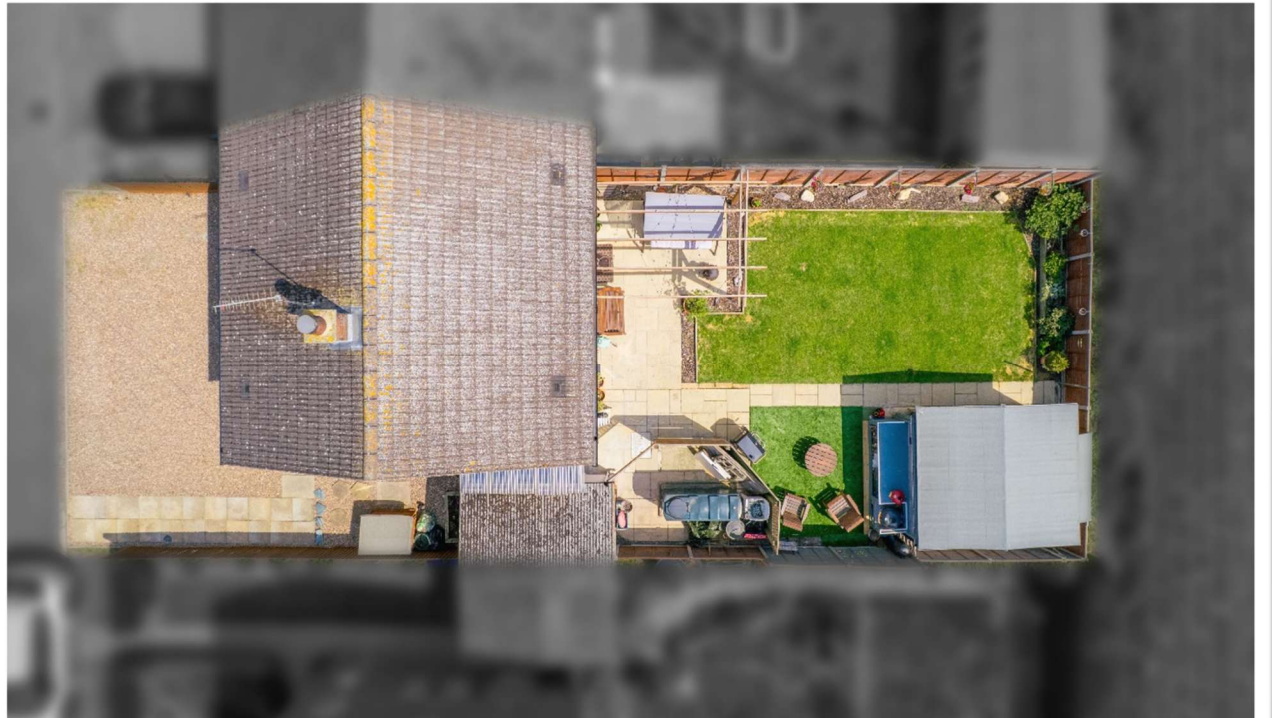
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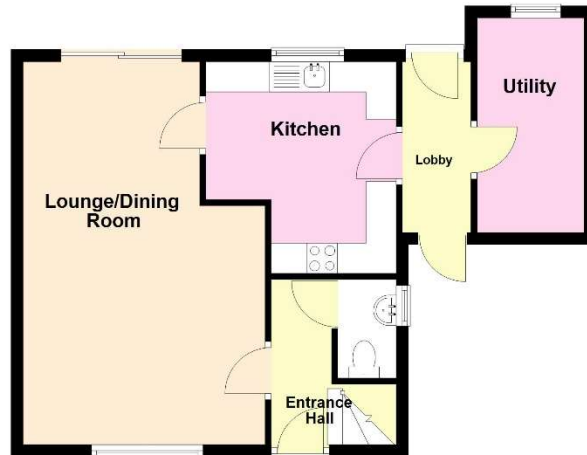
Floorplan

Ground Floor

Approx. 66.4 sq. metres (714.4 sq. feet)



View to rear



First Floor

Approx. 39.0 sq. metres (420.3 sq. feet)



Total area: approx. 105.4 sq. metres (1134.7 sq. feet)

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