



Knight Street, Pinchbeck £244,995

Residential & Bakery

14 Church Street, Holbeach, Lincolnshire, PE12 7LL

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A unique opportunity to purchase a residential period property with the addition of a working bakery attached. The living accommodation comprises: Entrance hall, lounge, dining area open plan to fitted kitchen with rear porch. First floor to Master bedroom with En-suite, three further double bedrooms and the family bathroom. A personal door connects the house to the bakery. The property has an enclosed rear garden, NO CHAIN.

Accommodation Comprises:

PVCu double glazed entrance door with matching side panel over to:

Entrance Hall 4.80m x 1.82m (15'9" x 6'0")

Ceramic tiled flooring, cove to ceiling, smoke detector, staircase to first floor landing with built in under stair storage cupboard, radiator, door to:

Lounge 3.67m x 3.65m (12'0" x 12'0")

Feature open fireplace, cove to ceiling, ceramic tiled flooring, telephone point, double radiator, double glazed box bay window to front aspect, double glazed window to side aspect.

Dining Area 3.68m x 3.68m 12'1" x 12'1")

Feature reclaimed open fireplace with stone hearth, cove to ceiling, radiator, double glazed window to side aspect, open plan to:

Kitchen 4.06m Max x 3.67m (13'4" x 12'0")

Fitted with a matching range of wall mounted units with glass fronted display cabinets with floor standing units with worktop space over, one and a quarter bowl ceramic sink unit with mixer tap, space for fridge, plumbing for washing machine, fitted electric Victorian deluxe Leisure range with double oven and grill, 4 ring hot plate with hot plate and plate warmer, ceramic tiled flooring, textured ceiling, double glazed window to rear aspect (connection door to bakery store), door to:

Rear Porch

Part brick to double glazed units with polycarbonate roof, PVCu double glazed door to rear exit.

First Floor Part Galleried Landing 4.74m x 1.82m (15'7" X 6'0")

Cove to textured ceiling, double glazed window to front aspect, radiator, door to:

Master Bedroom 3.71m x 3.64m 12'2" X 11'11")

Double radiator, TV point, double glazed window to front aspect, door to:

En-suite

Fitted with a three-piece suite comprising: Tiled shower enclosure with fitted electric shower, pedestal wash hand basin with mixer tap, close coupled WC, double glazed opaque window to side aspect.

Bedroom 2 3.69m x 3.67m (12'1" x 12'0")

Cove to ceiling, radiator, double glazed window to side and rear aspect.

Bedroom 3 3.68m x 3.66m (11'1" x 12'0")

Feature original fireplace, Cove to ceiling, radiator, double glazed window to front and side aspect.

Bedroom 4 3.79m max x 3.59m (12'5" X 11'9")

Textured ceiling with access to loft space, built in airing cupboard housing wall mounted gas fired central heating boiler servicing heating and domestic hot water, radiator, double glazed window to rear aspect.

Family Bathroom 2.59m x 1.86m (8'6" x 6'1")

Fitted with a three-piece suite comprising: Deep panel bath with independent electric shower over, close coupled WC, pedestal wash hand basin, tiled surrounds, cove to ceiling with access to loft space, built in airing cupboard housing hot water cylinder with linen shelving, radiator, double glazed opaque door to rear aspect.

Outside:

The rear garden is enclosed with paved raised patio area, timber garden store, outside water tap.

Bakery/Shop

Glazed French door to:

Cake Shop 6.00m x 2.72m (19'8" x 9'1")

Sealed unit double glazed windows x 2 to front aspect, fitted with a range of display units and cabinets for the purpose of cake making with racking. Archway to:

Main Shop 3.53m x 3.38m (11'1" x 11'7")

Sealed unit double glazed display window to front aspect, refrigerated cake store and display unit with marble worktop and service counter, pastry warmer, bread slicer, glazed box bay window to front aspect with display racking, ceramic tiled flooring, telephone point, work top counter till.

Office 5.12m x 2.10m (16'10" x 6'11")

Fitted with a matching range of floor standing units with worktop space over, wall mounted panel heater, telephone point, glazed bay display window to front aspect, glazed French doors to side exit, door to:

Utility Cloakroom

Plumbing for washing machine with space for tumble dryer over, sliding door to cloakroom with low level WC, wall mounted hand wash basin with wall mounted electric water heater, extractor fan,

Preparation Room 5.41m max x 1.87m (17'9" x 6'2")

Stainless steel unit with worktop and storage under, ceramic tiled flooring, Planty floor standing mixer, bench mixer, donut fryer, bacon fryer, prep table, water heater, microwave, fridge, worktop mixer.

Bakery 6.35m x 3.53m max (20'10" x 11'7")

Retarder x 2 (Foster), floor standing spiral mixer, cooling racks x 2, bakers table, scales x 3, prover (LPG gas fired), BDM (26-piece bun divider), Bread oven with 2 layers with 4 trays in each deck providing 40 loafs per deck (approx.) with 2 built in provers below. (bread oven is oil fired).

Walk in Freezer

Single phase electric walk in freezer with chilling capacity to -19 degrees.

Store Room 4.58m x 1.67m (15'0" x 5'6")

Racked storage area with work top space, ceramic tiled flooring (door to residential house - please see floor plan).

Directions:

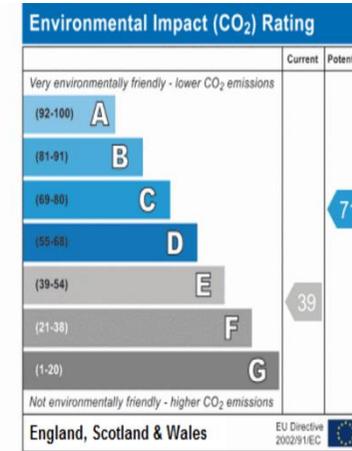
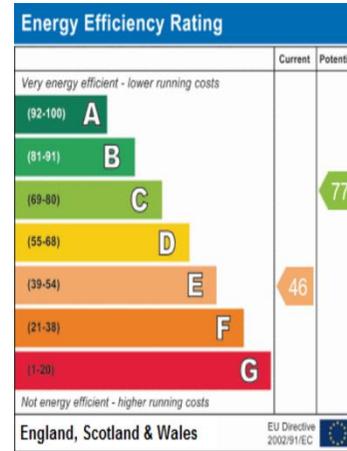
From the Spalding direction head out towards Pinchbeck travelling along the B1356. Upon reaching the village of Pinchbeck, head over the mini roundabout and take the left turn at the set of traffic lights on to Knight Street where the property can be located on the left hand side. For the purpose of satellite navigation the property postal code is: PE11 3RB.

AGENTS NOTES:

For more information call us anytime on 01406 424441.







Ground Floor

Approx. 144.5 sq. metres (1555.1 sq. feet)



First Floor

Approx. 67.0 sq. metres (721.3 sq. feet)



Total area: approx. 211.5 sq. metres (2276.4 sq. feet)

Disclaimer

VIEWINGS: Strictly by appointment with the agent on: (01406 424441) Available 7 days a week, 9.00 am to 5.30 pm, Sat 9.00am till 2 pm - Sun 07824395793 - (out of office hours viewings & valuations are welcome).

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Misrepresentation Act 1991

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