

Disclaimer: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

England & Wales	
Energy Rating	Energy Efficiency Class
A	1-10
B	11-15
C	16-20
D	21-25
E	26-30
F	31-35
G	36-45

Energy Efficiency Graph



Area Map



Floor Plan

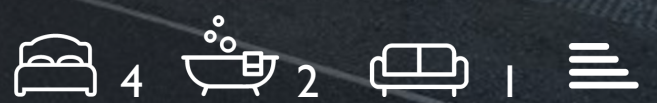
Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



109 Atherton Gardens
Pinchbeck, Spalding, PE11 3YJ

£365,000



109 Atherton Gardens

Pinchbeck, Spalding, PE11 3YJ

Behold this outstanding two-storey Alison home originally built in 2019, spanning 139 square metres of thoughtfully designed living space, featuring four spacious bedrooms and two well-appointed bathrooms, tailored to accommodate a modern lifestyle.

The ground floor impresses with a welcoming entrance/reception hall enhanced with bespoke polished ceramic floor tiles to a bright, airy modern fully fitted kitchen/breakfast room, with a range of modern base and eye level units, complimentary work surfaces with integrated Bosh appliances. Adjacent is a charming snug/family area with double French doors leading to the landscaped rear garden/patio, providing seamless flow to an 18ft living room for relaxation also with French doors to the patio. This floor also encompasses a spacious and handy WC and a utility room for convenience. An impressive central staircase leads to a generous galleried landing level leading to office/bedroom four making a perfect work-from-home environment, amidst three other comfortable double bedrooms, a luxury en-suite off the master bedroom, plus a fresh and modern family four-piece suite bathroom. Outside to the rear is an enclosed landscaped garden, benefitting from a sunny aspect with a superb bespoke patio area, ornamental lawn flanked by well stocked borders and beds, and gated side access to the oversize driveway providing ample parking for up to three vehicles plus a single garage. Solar panels to the rear elevation (owned outright) is an added cost saving benefit. This stunning property elegantly combines a functional layout with potential versatility, promising a comfortable and adaptive family abode. Early viewing advised.



Entrance Hall
10'6" x 9'10"

Cloakroom
3'3" x 3'2"

Living Room
11'5" x 18'8"

Snug/Family Area
11'3" x 8'4"

Kitchen/Breakfast Room
10'7" x 25'5"

Utility Room
7'4" x 6'5"

WC
3'0" x 6'7"

Landing
10'6" x 9'5"

Master Bedroom
10'7" x 14'5"

En-Suite To Master Bedroom
7'7" x 5'1"

Bedroom Two
11'4" x 12'0"

Bathroom
10'7" x 5'2"

Bedroom Three
11'5" x 9'11"

Office/Bedroom Four
11'3" x 6'2"

EPC - B
87/87

Tenure - Freehold
There is a community Green Space Charge payable, current figure is £170.62 per annum.

