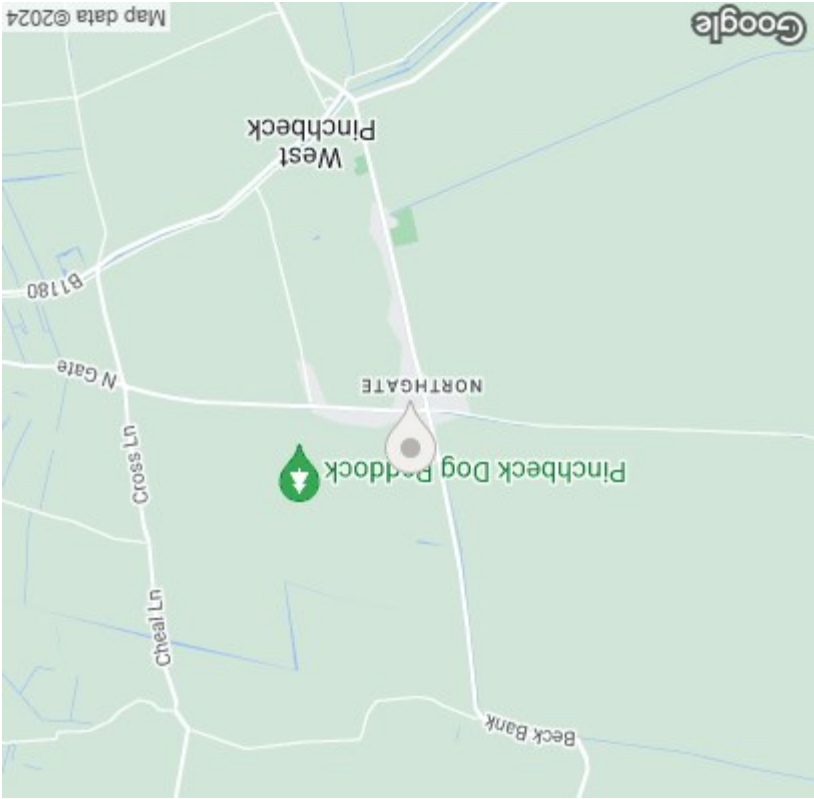


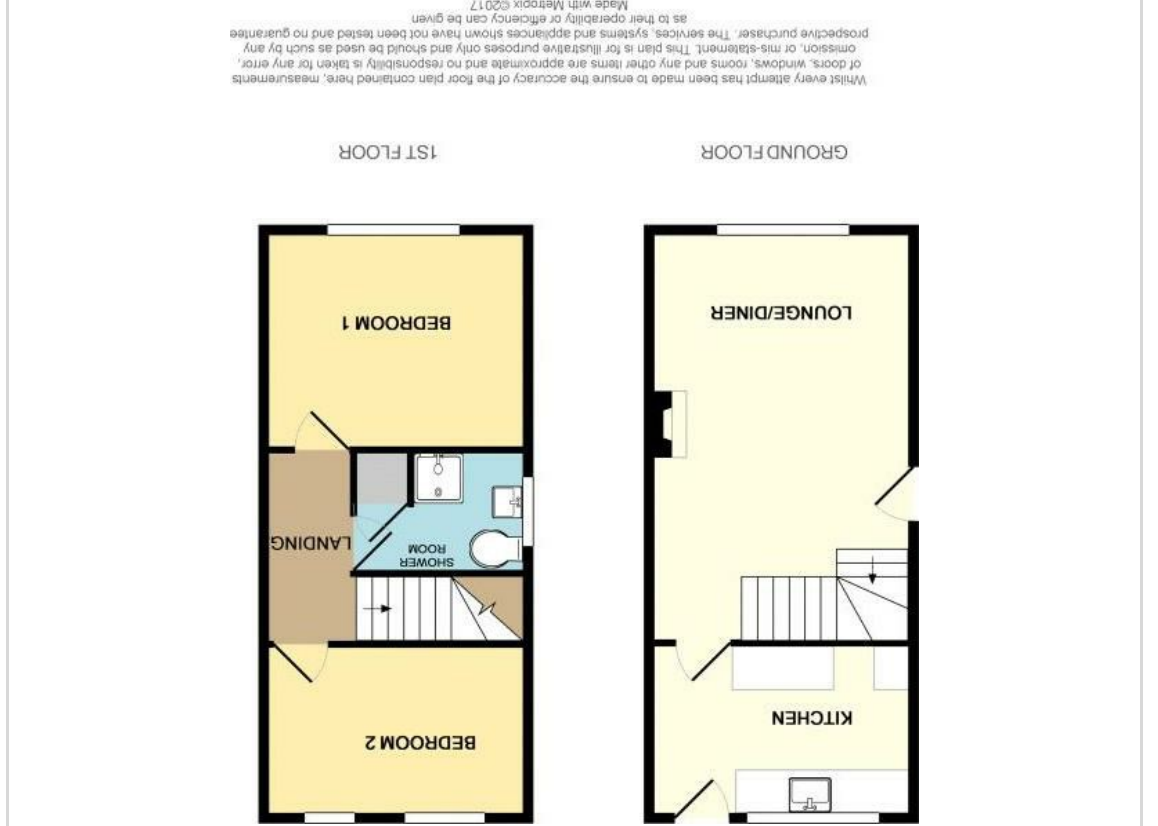
Disclaimer: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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, floorplans and 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	Current
A	101-120 kWh/m ² per year
B	81-100 kWh/m ² per year
C	61-80 kWh/m ² per year
D	41-60 kWh/m ² per year
E	21-40 kWh/m ² per year
F	1-20 kWh/m ² per year
G	1-20 kWh/m ² per year

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.

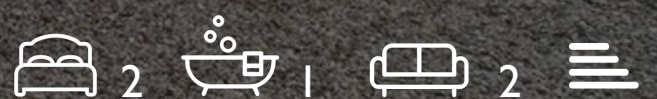
Viewing



2 Linden Way

West Pinchbeck, Spalding, PE11 3NR

£170,000 - Freehold , Tax Band - A



2 Linden Way

West Pinchbeck, Spalding, PE11 3NR

GUIDE PRICE £170,000 - £175,000

We are delighted to offer for sale this ideal first time buy or investment purchase, in the form of a two bedroom semi-detached home, that is situated in the quiet village of West Pinchbeck. Comfortably nestled amongst the south Lincolnshire countryside, whilst offering easy access to Spalding, Bourne and Peterborough. This property benefits from sitting on a corner position with a gravelled driveway to the rear providing off street parking for one to two vehicles.

Internally comprising a lounge/diner to the front elevation, with a kitchen to the rear offering a range of base and eye level units. There is also an integrated cooker and hob. To the first floor there are two double bedrooms, and a modern refitted three piece shower room. The front garden has been gravelled and offers great potential for further off road parking, subject to relevant planning permission for a dropped kerb, whilst the rear garden features a newly laid patio, lawned area and a timber shed. Internal photos to follow - viewing highly advised.

Lounge/Diner

Kitchen

Landing

Shower Room

Master Bedroom

Bedroom Two

EPC - Awaiting



Tenure - Freehold

**IMPORTANT LEGAL
INFORMATION
AWAITING CONFIRMATION**

**DRAFT DETAILS AWAITING
VENDOR APPROVAL**