



BRADLEY JAMES

ESTATE AGENTS



2 Viscount Close, Pinchbeck, Spalding, Lincolnshire, PE11 3PS

Asking price £175,000

- NO CHAIN
- LOUNGE
- CLOAKROOM
- TWO PARKING SPACES
- WALKING DISTANCE TO LOCAL AMENITIES
- TWO DOUBLE BEDROOMS
- KITCHEN DINER
- BATHROOM
- ENVIABLE PLOT

2 Viscount Close, Spalding PE11 3PS

Bradley James Estate Agents are pleased to offer for sale this modern two double bedroom, semi detached house which sits on an enviable plot and is offered with NO CHAIN.

Nestled in the charming area of Viscount Close, Pinchbeck, this modern semi-detached house offers a delightful living experience. Built in 2011, the property spans an impressive 861 square feet and boasts a generous plot with a welcoming frontage.

Upon entering, you will find a spacious reception room that flows seamlessly into a well-appointed open plan kitchen diner. This inviting space is perfect for both entertaining guests and enjoying family meals, with easy access to the private rear garden, ideal for outdoor relaxation. The kitchen is designed with modern living in mind, featuring a cloakroom conveniently located off the kitchen area.

The property comprises two double bedrooms, providing ample space for rest and relaxation. The modern bathroom suite is tastefully designed, ensuring comfort and convenience for all residents.

For those with vehicles, the property offers off-road parking for two cars at the rear, adding to the practicality of this lovely home.

Situated within walking distance to local primary schools and shops, this home is perfectly positioned for families and individuals alike. With no onward chain, this property is ready for you to move in and make it your own. Whether you are a first-time buyer or looking to downsize, this semi-detached house in Pinchbeck is a wonderful opportunity not to be missed.



Council Tax Band: A



Lounge

11'2 x 10'7

Obscured double glazed front door into the lounge, UPVC double glazed window to the front, stairs leading off to the first floor accommodation, radiator, power points, fuse box and skimmed ceiling. The measurements above do not include the stairs.

Kitchen Diner

13'5 max x 9'2 x 14'8

UPVC double glazed window to the rear and a double glazed composite door to the rear going onto the rear garden. There are base and eye level units with worksurface over, sink and drainer with mixer taps over, integrated electric oven and grill with a four burner gas hob and extractor over, space for fridge freezer, space and plumbing for washing machine, space and point for tumble dryer, power point, tiled floor, radiator and a larger than average under stairs storage cupboard with another door to your downstairs cloakroom. The kitchen diner has an inner hallway, max width 13'5 narrowing width to 9'2 length 14'8.

Cloakroom

WC with push button flush, pedestal wash hand basin with mixer taps over, tiled splashback, radiator and extractor fan.

Landing

Power points and loft hatch.

Bedroom 1

12'6 x 9'2

2 UPVC double glazed windows to the rear, radiator, power point, TV point and built in wardrobes.

Bedroom 2

14'9 x 8'5

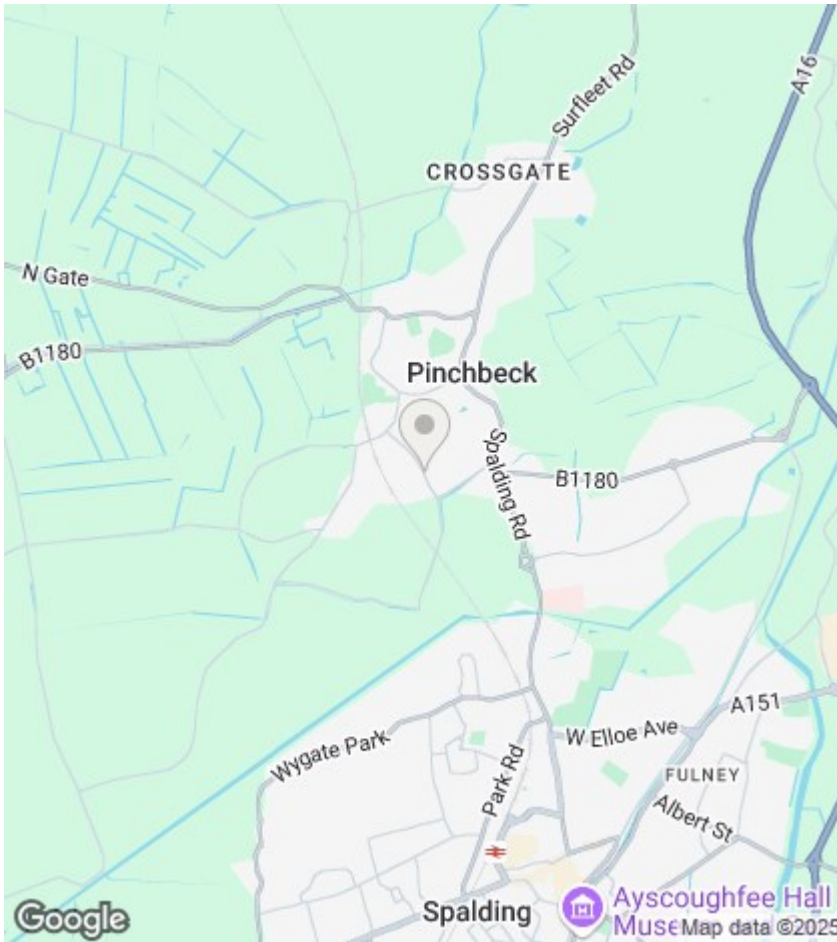
UPVC double glazed window to the front, radiator, power points, TV point, telephone point and airing cupboard with wall mounted gas boiler.

Bathroom

Panel bath with mixer taps and mixer tap shower over, pedestal wash hand basin with mixer taps over, WC with push button flush, double shaver point, extra extractor fan and heated towel rail.

Outside

To the front there's a laid to lawn grass area with patio pavement leading into your front door with storm porch. There is rear gated access and side gated access to your rear garden which is enclosed by panel fencing. It is all low maintenance being laid to patio and decorative chipping, there is also a shed and outside tap. There's parking to the rear for two cars.



Directions

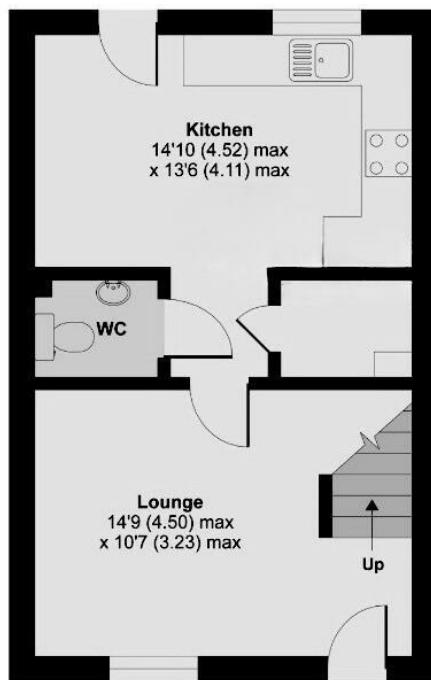
Viewings

Viewings by arrangement only. Call 01775 233130 to make an appointment.

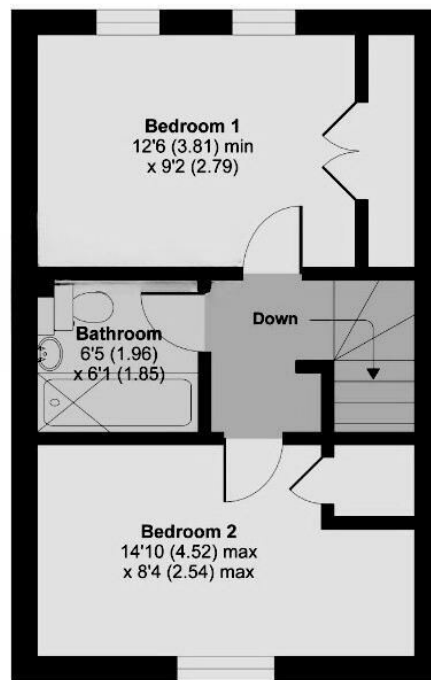
EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	79	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



FIRST FLOOR