



BRADLEY JAMES

ESTATE AGENTS



1 Crossgate Crescent, Pinchbeck, Spalding, Lincolnshire, PE11 3XL

Guide price £300,000

- THREE RECEPTION ROOMS
- UTILITY ROOM AND CLOAKROOM
- BEAUTIFUL FOUR PIECE BATHROOM SUITE
- GOOD SIZED REAR GARDEN
- WALKING DISTANCE TO LOCAL PRIMARY SCHOOL
- MODERN KITCHEN WITH DOUBLE RANGE
- DOUBLE ASPECT ROOMS
- OFF ROAD PARKING AND SINGLE GARAGE
- POPULAR RESIDENTIAL LOCATION



# 1 Crossgate Crescent, Spalding PE11 3XL

GUIDE PRICE £300,000-£310,000

Bradley James Estate Agents are pleased to offer for sale this beautiful three bedroom, three reception room detached family residence nestled in the charming village of Pinchbeck, on Crossgate Crescent. This delightful three-bedroom house offers a perfect blend of comfort and convenience. The property boasts three spacious reception rooms, providing ample space for both relaxation and entertaining. The solid build and generous room proportions create an inviting atmosphere throughout the home. The majority of the rooms are double aspect, letting natural light flood into your home. There is a modern kitchen with a double range, plus a separate utility room off of the kitchen with a conveniently located cloakroom off the utility ideal for guests when having a BBQ in the garden.

The highlight of this residence is the beautiful four-piece bathroom suite, designed to offer a touch of luxury. The private rear garden is a true gem, featuring plenty of greenery, making it an ideal space for outdoor activities or simply enjoying the tranquillity of nature. There is off road parking which leads to a single garage.

Situated on the edge of the village, this property is within walking distance to the local primary school, shops, and butchers, ensuring that all your daily needs are easily met. For those who enjoy exploring further afield, Spalding is just a ten-minute drive away, offering a range of amenities, including a train station that connects you to Peterborough. Additionally, the property benefits from excellent road links to the A16, providing easy access to Peterborough, Norfolk, and Lincoln.

This home is perfect for families or anyone seeking a peaceful village lifestyle while still being close to essential services and transport links. With its attractive features and prime location, this property is not to be missed.



Council Tax Band: C



### Entrance Hall

Composite obscured double glazed front door into the double aspect entrance hall which has stairs leading to the first floor accommodation, UPVC double glazed window to the side and to the rear, Karndean flooring, radiator, power points and an under stairs storage cupboard.

### Lounge

16'0 x 12'1

Double aspect with UPVC double glazed window to the front and to the side, gas fireplace, radiator, power points and skimmed and coved ceiling.

### Dining Room

14'0 x 11'5

Double aspect with a UPVC double glazed window to the side and UPVC double glazed French doors onto the conservatory, Karndean flooring, radiator, power points and skimmed and coved ceiling.

### Conservatory

14'1 x 12'2

Brick and UPVC construction with UPVC double glazed French doors onto the rear garden, tiled floor and power points.

### Kitchen

Double aspect with a UPVC double glazed window to the side, base and eye level units with worksurface over, sink and drainer with mixer taps over, Rangemaster freestanding with double oven and a six burner gas hob with extractor over, a double AEG fridge freezer, space and plumbing for dishwasher, tiled splashback, serving hatch, radiator, power points and skimmed and coved ceiling with inset spotlights.

### Utility Room

12'0 x 5'0

Composite obscured double glazed door to the side and a UPVC double glazed window to the side, base and eye level units with worksurface over, sink and drainer with mixer tap over, space and point for tumble dryer, space and plumbing for washing machine, tiled floor, tiled splashback, power points, wall mounted gas boiler housed in a cupboard and skimmed ceiling.

### Cloakroom

WC with push button flush, wash hand basin with mixer taps over, tiled splashback, tiled floor and skimmed ceiling.

### Landing

It's double aspect with a UPVC double glazed window to both sites, loft hatch which is part boarded, radiator, power points, storage cupboard with shelving and skimmed and coved ceiling.

### Bedroom 1

16'0 x 12'1

Double aspect with a UPVC double glazed window to the front and side, radiator, power point and double built in wardrobes. (Measurements do not include the built-in wardrobes).

### Bedroom 2

14'0 x 11'5

Double aspect with a UPVC double glazed window to the side and rear, radiator, power point, built-in double wardrobe and skimmed and coved ceiling.

### Bedroom 3

9'3 x 8'4

UPVC double glazed window to the front, radiator and skimmed and coved ceiling.

### Bathroom

14'0 x 6'6

Double aspect with a UPVC obscured double glazed window to the side and rear, panel bath with side mounted mixer taps over and a handheld mixer shower over, pedestal wash hand basin with mixer taps over, tiled splashback, separate shower cubicle which has a built-in mixer shower over with a fixed showerhead and a separate showerhead on a sliding adjustable rail, WC with push button flush, wall mounted heated towel rail, inset storage cupboard, airing cupboard and skimmed and coved ceiling with inset spotlights.

### Outside

The outside has a strip border and gravel off-road parking which leads to your single garage which has a metal up and over door. There is side gated access leading to your private and enclosed rear garden which has panel fencing and wire fencing, it is also laid to lawn. The garden has an extended patio seating area with a shed and outside lights.











