



BRADLEY JAMES

ESTATE AGENTS



18 Bear Lane, Pinchbeck, Spalding, Lincolnshire, PE11 3XA

Asking price £260,000

- NO CHAIN
- NEWLY FITTED INTEGRATED KITCHEN DINER
- NEWLY FITTED DOWNSTAIRS UTILITY AND CLOAKROOM
- LARGER THAN AVERAGE REAR GARDEN
- WALKING DISTANCE TO LOCAL AMENITIES AND PRIMARY SCHOOL
- EXTENDED TO THE REAR
- FULLY RENOVATED
- NEWLY FITTED UPSTAIRS BATHROOM
- WALLED GARDEN
- LOCATED IN A CONSERVATION AREA

18 Bear Lane, Spalding PE11 3XA

Bradley James offers for sale this fully renovated, NO CHAIN cottage which is nestled in the charming village of Pinchbeck. This delightful extended detached cottage on Bear Lane offers a perfect blend of comfort and character. With three well-proportioned bedrooms, this home is ideal for families or those seeking a peaceful retreat. The inviting reception room provides a warm and welcoming space, perfect for relaxation or entertaining guests.

The property has been fully renovated by the current vendor, creating a beautiful family home that's ready to move into. As you walk through the side door, you are greeted by a beautiful newly fitted kitchen diner, with integrated appliances.

The property boasts a well-appointed downstairs newly fitted, utility room and cloakroom combined. The bathroom is well appointed, ensuring convenience for all residents. One of the standout features of this cottage is the ample parking space available for up to five vehicles, a rare find in such a picturesque setting.

There's a larger than average rear garden which is enclosed by a feature brick wall to the left hand side and rear. This cottage is not only a home but a lifestyle choice. The local area offers a range of amenities, including shops, butchers, primary school, and recreational facilities, all within walking distance of the cottage, making it an excellent location for both families and professionals alike.

This property presents a wonderful opportunity to own a piece of rural charm while still being within easy reach of nearby towns and cities. Whether you are looking to settle down or invest in a property with great potential, this cottage on Bear Lane is certainly worth considering.



Council Tax Band: B



Kitchen Diner

20'5 x 9'1

Two UPVC double glazed windows to the rear, composite double glazed door to the side, newly fitted base and eye level units with worksurface over, sink and drainer with mixer taps over, integrated electric oven and grill, electric hob with extractor over, integrated fridge and freezer, integrated dishwasher, power points, wall mounted vertical radiator and skimmed ceiling.

Lounge

15'5 x 15'2

UPVC double glazed window to the front, radiator, power points, TV point, telephone point, wall lights, fuse box, skimmed ceiling and exposed beams.

Inner Hallway

Stairs leading off to the first floor accommodation, a door going into the lounge and a door going to the downstairs cloakroom and utility.

Utility Room and Cloakroom

8'2 x 8'6 max

UPVC obscured double glazed door to the side, vanity wash hand basin with mixer taps over, WC with push button flush with base and eye level units and worksurface over, space and plumbing for washing machine, space and point for tumble dryer, power points, wall mounted heated towel rail, skimmed ceiling, boiler cupboard with wall mounted gas boiler and storage space for ironing board and Hoover.

Landing

UPVC double glazed window to the rear, loft hatch and power point.

Bedroom 1

15'4 x 14'3 max

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

Bedroom 2

10'6 x 9'6

UPVC double glazed window to the rear, radiator, power points and skimmed ceiling.

Bedroom 3

8'7 x 8'4

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

Upstairs Cloakroom

UPVC obscured double glazed window to the side, WC with push button flush, vanity wash hand basin with mixer taps and storage cupboard beneath, radiator and skimmed ceiling.

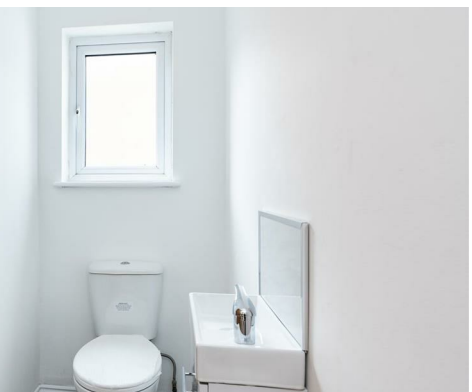
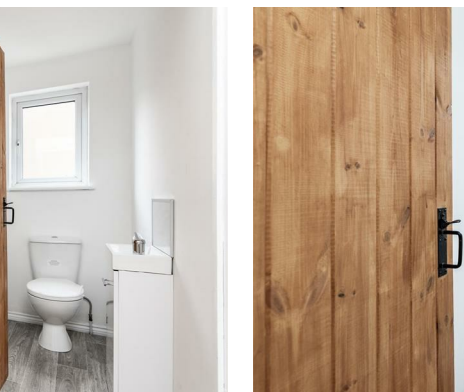
Bathroom

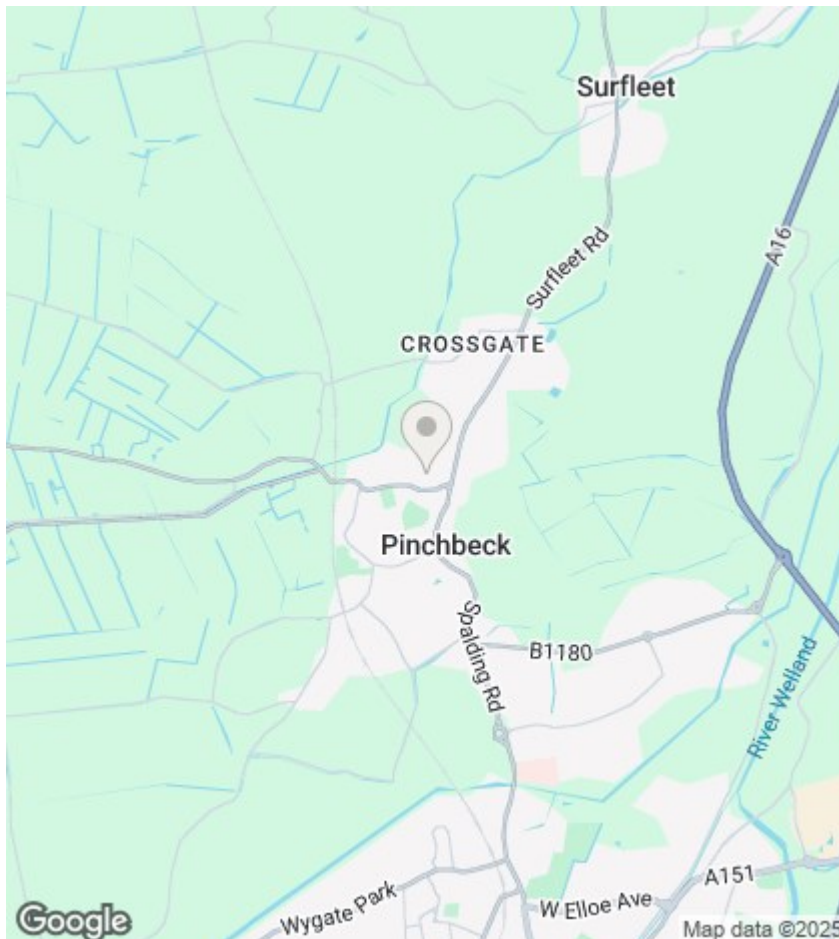
UPVC double glazed window to the rear, panel bath with mixer taps over, there will be a built-in mixer shower over and shower screen, vanity wash hand basin with mixer taps over and storage cupboards beneath, wall mounted heated towel rail and skimmed ceiling.

Outside

Side access which leads to a double picket fence where there's gravel to the side and further gravel off-road parking to the rear for up to five cars. The rear garden is enclosed by a beautiful original brick wall to the left-hand side and a newly built decorative brick wall to the rear and panel fencing to the right. The rest of the garden is laid to lawn with soil boarders, there is also a tree and an outside light.







Directions

Viewings

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

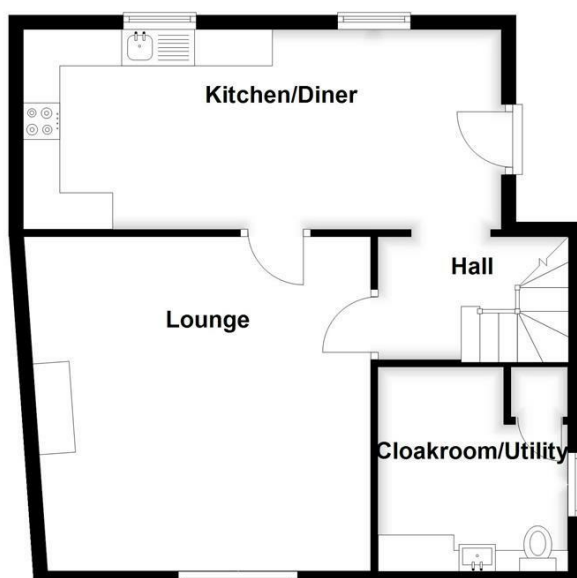
EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(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

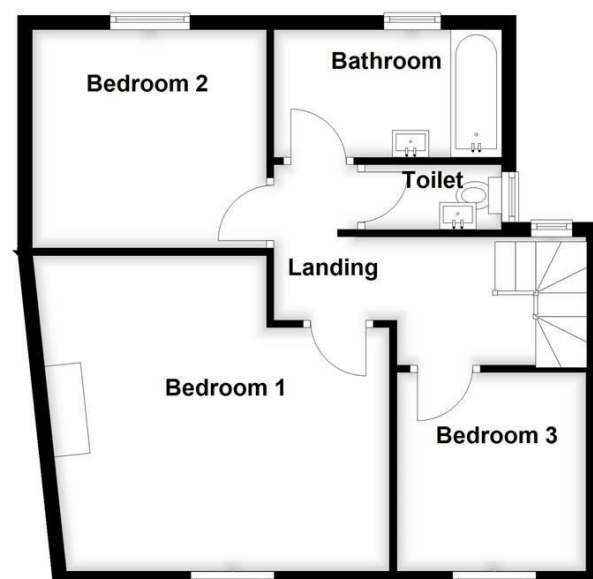
Ground Floor

Approx. 52.3 sq. metres (563.3 sq. feet)



First Floor

Approx. 52.3 sq. metres (562.6 sq. feet)



Total area: approx. 104.6 sq. metres (1125.9 sq. feet)