



BRADLEY JAMES

ESTATE AGENTS



16 Wimberley Way, Pinchbeck, Spalding, Lincolnshire, PE11 3RY

Asking price £289,500

- WALKING DISTANCE TO PRIMARY SCHOOL
- LOUNGE DINER
- EXTENDED GARDEN ROOM WITH VAULTED CEILING
- RE FITTED BATHROOM
- PRIVATE REAR GARDEN
- WALKING DISTANCE TO LOCAL AMENITIES
- STUDY
- KITCHEN AND UTILITY ROOM
- BLOCK PAVED DRIVEWAY
- POPULAR RESIDENTIAL LOCATION

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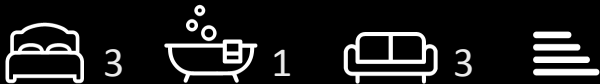
Bradley James Estate Agents are pleased to offer for sale, this extended three reception room detached family home which boasts a study, lounge diner and an extended garden room. Nestled in the charming area of Wimberley Way, Pinchbeck, this delightful detached house offers a perfect blend of comfort and space, making it an ideal family home. With three well-proportioned bedrooms, this property provides ample room for relaxation and privacy. The heart of the home is its three inviting reception rooms, which offer versatile spaces for entertaining guests, enjoying family time, or simply unwinding after a long day.

The layout of the house is thoughtfully designed, ensuring that each room flows seamlessly into the next. The reception rooms are bathed in natural light, creating a warm and welcoming atmosphere throughout. The property also features a well-appointed refitted bathroom, catering to the needs of the household with ease. The current owners have replaced the conservatory roof with a solid roof creating a beautiful garden room, with vaulted ceiling and French doors leading out onto your private rear garden.

To the outside the property has an extended block pathed driveway.

Situated in the peaceful surroundings of Pinchbeck, this home benefits from a friendly community atmosphere while still being conveniently close to local amenities. Whether you are looking to enjoy leisurely walks in the nearby parks or explore the local shops, butchers or fish and chip shop this location has much to offer. The local primary school is a 5 minute walk from the property.

This detached house on Wimberley Way is not just a property; it is a place where memories can be made. With its spacious interiors and popular location, it presents an excellent opportunity for those seeking a comfortable and inviting home. Do not miss the chance to make this lovely house your own.



Council Tax Band: C



Entrance Hall

Composite obscured double glazed front door into the entrance hall which has stairs leading off to the first floor accommodation, radiator, power points, skimmed ceiling with inset spotlights and under stairs alcove.

Converted Garage

Split into two but can be knocked into one, creating a downstairs bedroom or you can keep it in the original layout where there is currently a study to the front and a store room behind 15'0 x 8'2 full size. Study is 8'2 x 8'0. UPVC double glazed window to the front, radiator, power point and skimmed and coved ceiling with inset spotlights, there is an internal door leading to the store room.

Store Room

8'2 x 6'8

UPVC double glazed window to the side, power points and skimmed and coved ceiling with inset spotlights.

Lounge Diner

24'0 x 12'8

UPVC double glazed window to the front, radiator, power points, TV point and skimmed and coved ceiling with inset spotlights.

Garden Room

13'6 x 12'0

UPVC double glazed windows to both sides and rear, UPVC double glazed French doors to the side, vaulted ceiling which is skimmed and has inset spotlights, radiator and power points.

Kitchen

11'5 x 9'7

UPVC double glazed window to the rear, base and eye level units with work surface over, sink and drainer with mixer taps over, space and point for freestanding cooker with extractor over, space and plumbing for dishwasher, space and point for fridge, tiled floor, tiled splashback, power points, vertical wall mounted radiator and skimmed ceiling with inset spotlights.

Utility Room

9'1 x 8'1

UPVC double glazed sliding patio doors to the rear, space and plumbing for washing machine, space and point for tumble dryer, space and point for American fridge freezer, power point, radiator, tiled floor and skimmed ceiling with inset spotlights.

Downstairs Cloakroom

UPVC obscured double glazed window to side, WC, wash hand basin with taps over, radiator, tiled floor and skimmed ceiling with inset spotlights.

Landing

UPVC double glazed window to the side, radiator, power point, loft hatch with loft ladder and skimmed ceiling with inset spotlights.

Bathroom

UPVC obscured double glazed window to the rear, panel bath with mixer taps over and a built-in mixer shower over, fixed shower head and a separate shower head on a sliding adjustable rail, WC with push button flush, vanity wash hand basin with mixer taps over and storage cupboards beneath, wall mounted mirror, wall mounted heated towel rail, fully tiled floor and walls, skimmed ceiling with inset spotlights and extractor fan.

Bedroom 1

12'0 x 11'5

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

Bedroom 2

11'8 x 11'5

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

Bedroom 3

9'0 x 7'5

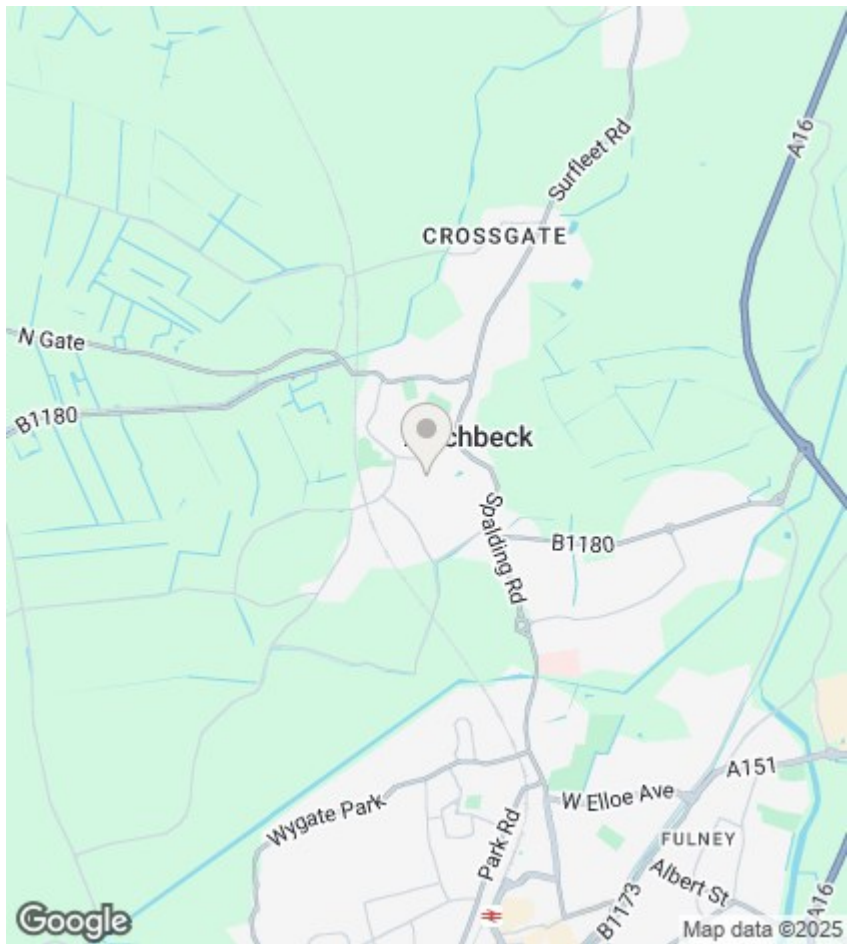
UPVC double glazed window to the front, radiator, power points and skimmed and coved ceiling.

Outside

To the outside the front is all low maintenance having block paved extended off-road parking for numerous vehicles, panel fencing to the side and outside lights with side gated access. The rear garden is enclosed by panel fencing, there's an extended patio seating area, outside tap, the rest is laid to lawn with well stocked flower and shrub beds.







Viewings

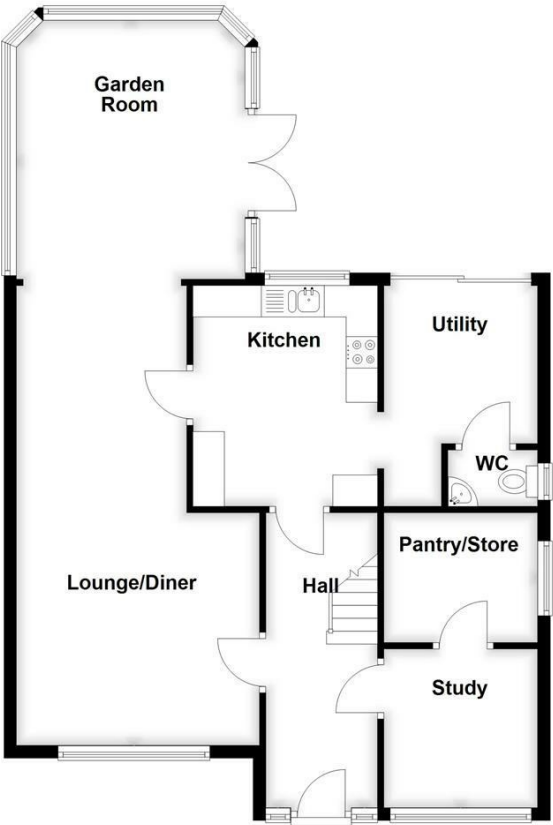
Viewings by arrangement only. Call 01775 233130 to make an appointment.

EPC Rating:

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

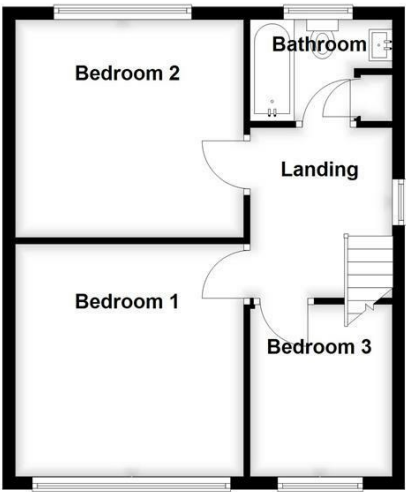
Ground Floor

Approx. 80.0 sq. metres (860.8 sq. feet)



First Floor

Approx. 42.8 sq. metres (461.1 sq. feet)



Total area: approx. 122.8 sq. metres (1321.9 sq. feet)