

BRADLEY JAMES

ESTATE AGENTS



14 Forge Crescent, Pinchbeck, Spalding, Lincolnshire, PE11 3TN

Asking price £265,000

- MODERNISED IN 2019-2020
- UTILITY ROOM
- MODERNISED BATHROOM
- WALKING DISTANCE TO PRIMARY SCHOOL
- POPULAR LOCATION
- THREE RECEPTION ROOMS
- LOUNGE, PLAY ROOM/STUDY AND DINING ROOM
- CUL-DE-SAC LOCATION
- WALKING DISTANCE TO PINCHBECK AMENITIES



# 14 Forge Crescent, Spalding PE11 3TN

Bradley James is pleased to offer for sale this three bedroom, THREE RECEPTION ROOM detached family home. Modernised in 2019-2020 this property is ready to move into.

Nestled in the charming area of Forge Crescent, Pinchbeck, this delightful detached family home offers a perfect blend of modern living and convenient access to local amenities. With three well-proportioned bedrooms and a stylishly refitted bathroom, this property is ideal for families seeking comfort and functionality.

Upon entering, you are greeted by a spacious entrance hall that leads to two inviting reception rooms, including a cosy lounge that provides a warm atmosphere for relaxation. The modern kitchen, updated since 2019, seamlessly connects to a separate dining room, where you can enjoy meals while overlooking the picturesque garden. The conversion of the garage has created an additional versatile room, perfect for a home office or study, catering to the needs of contemporary living.

The property boasts a utility room and a cloakroom on the ground floor, enhancing practicality for everyday life. Upstairs, the three bedrooms are well-lit and spacious, providing a peaceful retreat for family members.

Outside, the home features off-road parking and side gated access to the rear garden, offering a private outdoor space for leisure and recreation. The location is particularly advantageous, with Pinchbeck Primary School just a short walk away, along with a variety of local amenities including Hargraves Butchers, two Spar shops, hairdressers, and the lovely Pinchbeck Park. For further shopping needs, Spalding is merely a five-minute drive, and Morrisons is conveniently located just a few minutes away.

This property is a wonderful opportunity for those looking to settle in a friendly community with all essential services within easy reach. Don't miss the chance to make this charming house your new home.



Council Tax Band: C



### Entrance Hall

UPVC obscured double glazed front door into the entrance hall which has stairs leading up to the first floor accommodation, radiator, power points some with USB charging, under stairs alcove and skimmed and coved ceiling.

### Lounge

12'6 x 12'0

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

### Playroom/Study

12'0 x 8'0

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

### Kitchen

11'4 x 9'6

UPVC double glazed window to the rear, base and eye level units with work surface over, sink and drainer with mixer taps over, integrated half sized electric oven and grill, induction hob and extractor, integrated dishwasher, integrated freezer, space and point for fridge, tiled splashback, power points, radiator and skimmed ceiling.

### Dining Room

11'5 x 9'0

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

### Utility Room

10'0 x 8'0 max

UPVC double glazed window to the rear, UPVC double glazed door to the rear, eye level units with work surface over, space and plumbing for washing machine, space and point for dryer, tiled splashback, power points, radiator, skimmed ceiling and storage cupboard,

### Pantry

Space and point for freezer, power points and radiator.

### Cloakroom

UPVC obscured double glazed window to the side, WC, wash hand basin with hot tap, storage cupboard beneath, tiled splashback, radiator and skimmed ceiling.

### Landing

UPVC double glazed window to the side, power point, loft hatch and skimmed and coved ceiling.

### Bedroom 1

12'0 x 10'0

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

### Bedroom 2

11'7 x 11'0

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

### Bedroom 3

9'0 x 8'8 max

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

### Family Bathroom

UPVC obscured double glazed window to the rear, panel bath with side mounted mixer taps over, built-in mixer shower, vanity wash hand basin with mixer taps over with storage cupboards and drawers beneath and work surface over, double shaver points, wall mounted heated towel rail, WC with push button flush, skimmed and coved ceiling with inset spotlights, extractor fan and airing cupboard with shelving.

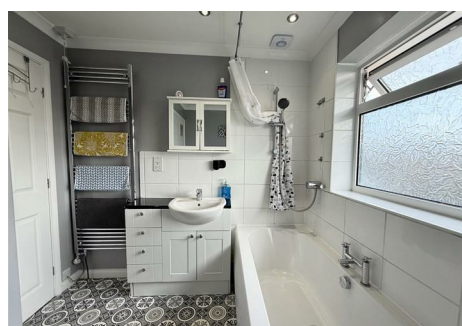
### Outside

It is all low maintenance being enclosed by panel fencing and picket fencing, the rest is laid to gravel for off road parking for numerous vehicles. There is side gated access leading through to the rear garden which is enclosed by panel fencing, predominantly laid to lawn and has an extended patio seating area. The shed is not included in the sale of the property.

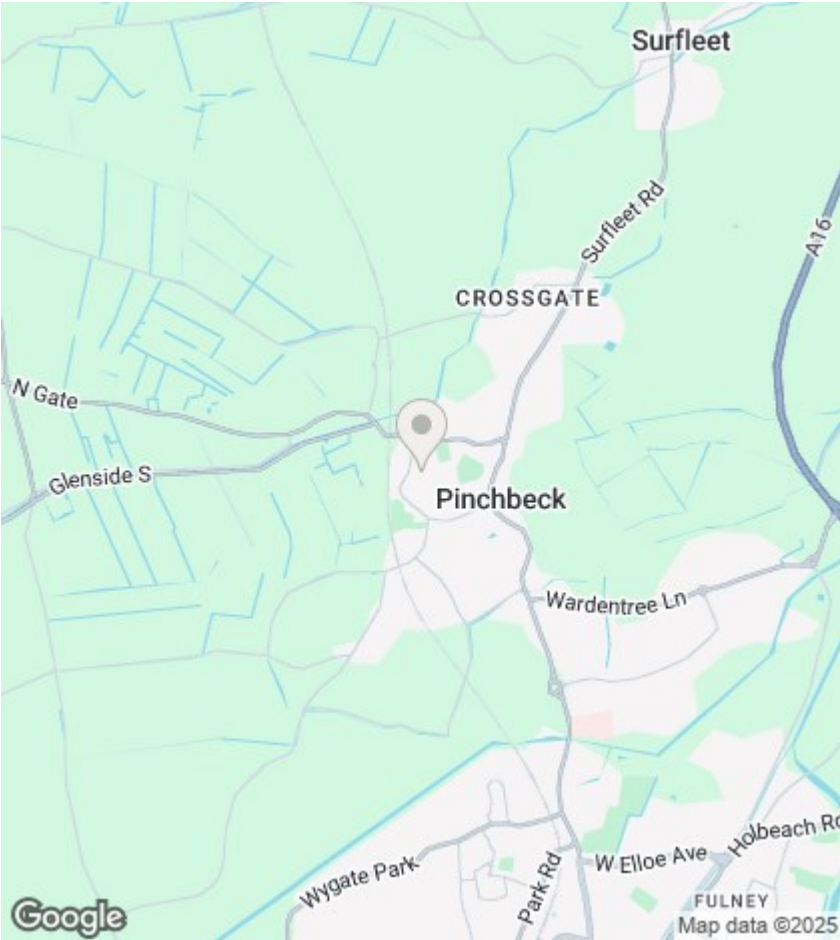












Viewings

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

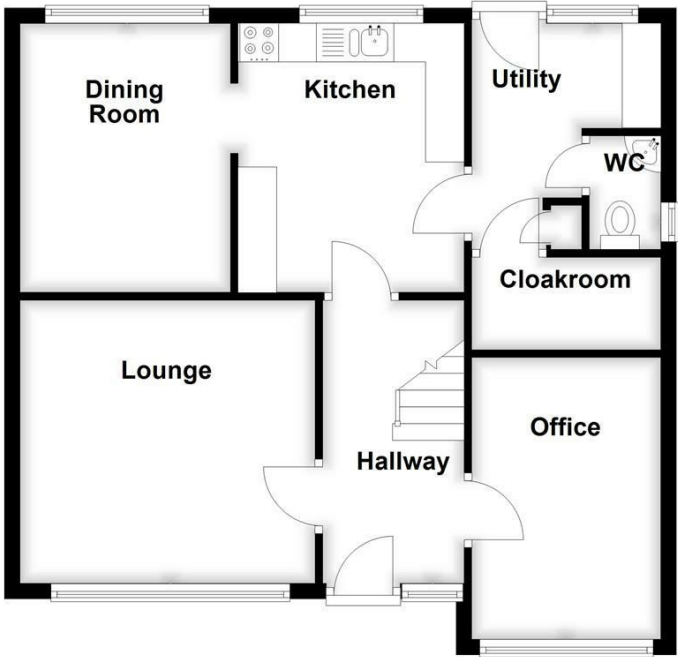
EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	71	
(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

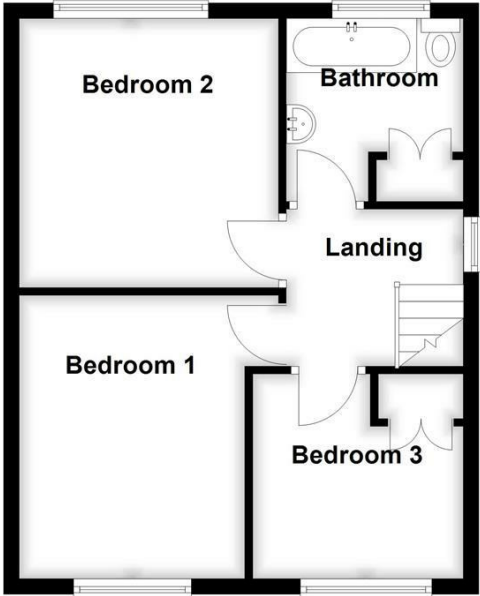
Ground Floor

Approx. 61.6 sq. metres (663.5 sq. feet)



First Floor

Approx. 41.8 sq. metres (449.7 sq. feet)



Total area: approx. 103.4 sq. metres (1113.2 sq. feet)