



BRADLEY JAMES

ESTATE AGENTS



Railway Cottage Blue Gowt Lane, Pinchbeck, Spalding, Lincolnshire, PE11 3PG

Asking price £125,000

- NO CHAIN
- THREE BEDROOMS
- VAST AMOUNT OF OFF ROAD PARKING
- SHORT DRIVE TO PINCHBECK AND LOCAL AMENITIES
- CASH BUYERS ONLY PLEASE
- NO NEAR NEIGHBOURS
- TWO RECEPTION ROOMS
- GOOD SIZE GARDEN
- RENOVATION PROJECT

Railway Cottage Blue Gowt Lane, Spalding PE11 3PG

**** CASH BUYERS ONLY PLEASE ****

Bradley James offers for sale this NO CHAIN, detached railway cottage, which has NO NEAR NEIGHBOURS.

Situated on Blue Gowt Lane in the charming village of Pinchbeck, this delightful detached railway house presents an exciting renovation opportunity for those looking to create their dream home. Boasting three spacious bedrooms and two inviting reception rooms, this property offers ample space for family living or entertaining guests.

Set on a generous plot, the house enjoys a sense of privacy with no near neighbours, making it an ideal retreat. The expansive garden provides a wonderful outdoor space, perfect for gardening enthusiasts or for children to play. Additionally, there is plenty of off-road parking available, ensuring convenience for residents and visitors alike.

The location is particularly appealing, with local amenities just a stone's throw away. Residents can enjoy the convenience of two Spar shops, Hargraves Butchers, and a primary school, all within easy reach. For those who appreciate the great outdoors, there are lovely walks right on your doorstep, allowing you to explore the picturesque surroundings.

Furthermore, the bustling town of Spalding is only a 5-10 minute drive away, offering a wider range of amenities and a train station for easy commuting. This property represents a fantastic opportunity to secure a detached house at a competitive price. Whether you are a first-time buyer or looking to invest in a renovation project, this home is not to be missed.



Council Tax Band: B



Lounge

15'4 x 11'2

Composite double glazed front door into the lounge, UPVC double glazed window to the front, electric heater and power points.

Dining Room

13'0 x 10'0

Kitchen

12'6 x 5'2

Bathroom

UPVC obscured double glazed window to the rear, bath with mixer taps over, pedestal wash hand basin with mixer taps over and WC.

Bedroom 1

10'1 x 8'4

Bedroom 2

10'3 x 8'7

Bedroom 3

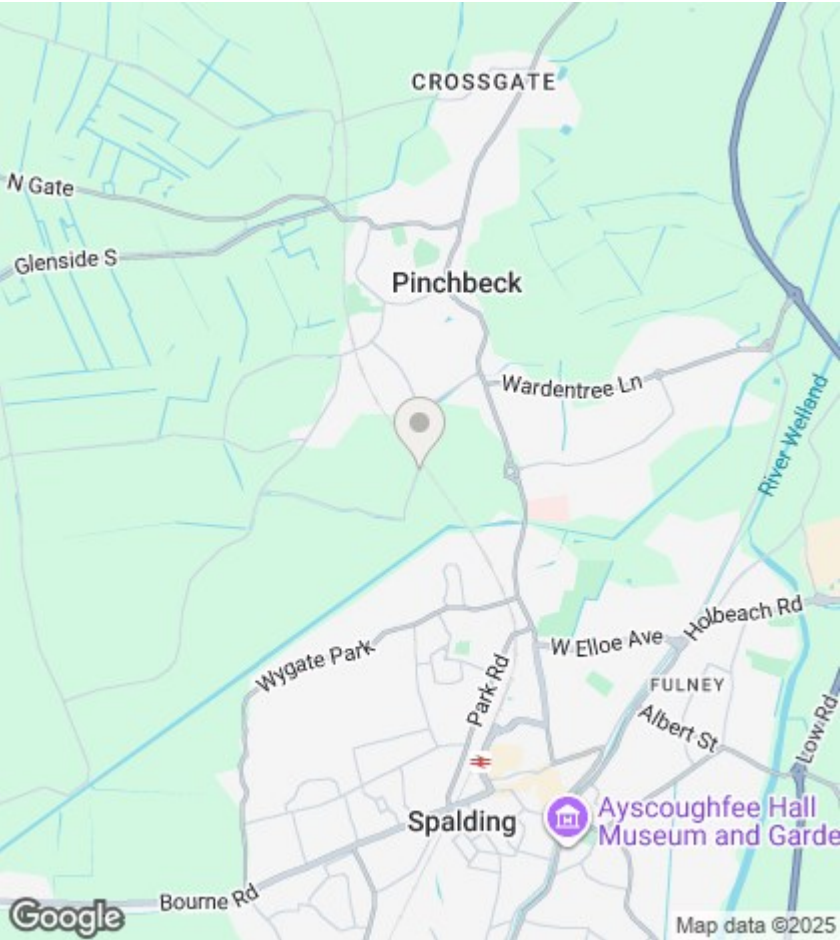
11'2 x 7'0

Outside

Off road parking for numerous cars, continues onto your side and rear garden which is laid to lawn.







Viewings

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

EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100+
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	