

# property details **approval form**

Phylwyn, Northgate, Pinchbeck, Spalding, Lincolnshire, England, PE11 3TB

**Date:** 28 June 2024

**Property Ref and Version:** SDG111262 - 0003

# selling your home with us!

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## >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Property Images
7. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## >> **price**

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£350,000

Tenure: Freehold

## >> **key features**

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- > FOUR BEDROOM DETACHED HOUSE
- > WELL-PRESENTED THROUGHOUT
- > SOUGHT AFTER VILLAGE LOCATION
- > LARGE WRAP AROUND GARDEN
- > AMPLE OFF-ROAD PARKING
- > EPC Rating: E

## >> **short description**

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**\*ESSENTIAL VIEW - DON'T MISS OUT\*** Four bedroom detached house situated within the idyllic, sought after village of West Pinchbeck. Boasting a well-presented interior, large wrap around garden and ample off-road parking.

## >> **long description**

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Four bedroom detached house nestled within the charming village of West Pinchbeck. a stone's throw away from the popular village of Pinchbeck, renown for its picturesque surroundings, the village boasts traditional architecture as well as a variety of amenities such as local convenience stores, primary schools, veterinary surgeries and a post office as well as good access to public transportation.

Boasting a well-presented, spacious interior throughout, a large wrap around garden offering a good degree of privacy and a driveway leading to a single garage allowing for ample off-road parking this property simply must be viewed in order to appreciate the accommodation provided.

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## >> **room description**

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### **Entrance Porch**

Double wooden doors with glass pane and secondary glazing to the front aspect lead into the property

### **Entrance Hall**

Internal door leads into:

Carpeted flooring, radiator

Double glazed window to the front aspect.

### **Rear Porch**

Ample storage, lighting.

Single glazed windows to the side aspect.

Sliding doors to either side of the room.

### **Lounge**

12' 2" x 19' 7" ( 3.71m x 5.97m )

Feature fireplace, carpeted flooring, radiator and TV point.

Single glazed windows to the side and front aspect with secondary glazing.

### **Dining Room**

13' 1" x 9' 5" ( 3.99m x 2.87m )

Feature fireplace, carpeted flooring and radiator

Single glazed window to the front aspect with secondary glazing.

### **Utility Room**

7' 7" x 8' 9" ( 2.31m x 2.67m )

Fitted wall and base units with worksurfaces over, sink/drain, plumbing for washing machine, radiator, storage cupboard, carpeted flooring.

Single glazed window to the rear aspect with secondary glazing.

### **Kitchen**

11' x 13' 9" ( 3.35m x 4.19m )

Fitted kitchen comprising of wall and base units with worksurfaces over, tiled splashback, double oven with electric hob, central heating boiler, carpeted flooring, walk in pantry cupboard containing coal slab and a single glazed window to the rear aspect.

Double glazed window to the rear aspect.

### **Bedroom One**

**Your William H Brown office:** 18-19 Sheep Market, SPALDING, Lincolnshire, PE11 1BG

**T** 01775 711711 **E** Spalding@williamhbrown.co.uk

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15' 4" x 11' 11" ( 4.67m x 3.63m )

Carpeted flooring, radiator, two large fitted storage cupboards.

Double glazed windows to the front and side aspect.

### **Bedroom Two**

11' 10" x 11' ( 3.61m x 3.35m )

Carpeted flooring and radiator, fitted storage cupboard and fitted shelving.

Double glazed window to the front and side aspects.

### **Bedroom Three**

10' 1" x 12' 9" ( 3.07m x 3.89m )

Carpeted flooring and radiator, two fitted storage cupboards.

Double glazed window to the side aspect.

### **Bedroom Four**

10' x 6' 11" ( 3.05m x 2.11m )

Carpeted flooring, radiator, large airing cupboard.

Double glazed window to the rear aspect.

### **Exterior**

Laid to lawn garden, pathway leading to entrance, driveway leading to garage offering ample off-road parking.

Rear Garden:

Large enclosed wrap around garden comprising of a patio seating area, offering a good degree of privacy throughout.

### **Outhouse**

Wash hand basin and WC.

### **Large Single Garage**

Up and over door, power and lighting.

### **Storage Room**

Brick built storage room.

Single glazed window to the side aspect.

### **Second Storage Room**

Ample storage.

Door to the side aspect.

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## >> floor plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## >> approval

	Signature	Date
Arthur Brown		
Mr D. Jarvis		