



**Phylwyn Northgate, Pinchbeck Spalding PE11 3TB**

**welcome to**

**Phylwyn Northgate, Pinchbeck Spalding**

**\*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.



### **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**

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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## Phylwyn Northgate, Pinchbeck Spalding

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

Tenure: Freehold EPC Rating: E

offers over

**£315,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SDG111262 - 0016

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