



Lynton Northgate, Pinchbeck Spalding PE11 3TB

welcome to

Lynton Northgate, Pinchbeck Spalding

***ESSENTIAL VIEW - DON'T MISS OUT* FIELD VIEWS TO REAR *IMPRESSIVE PLOT MEASURING 0.28 ACRES* Three bedroom detached house situated within the idyllic, sought after village of Pinchbeck. Boasting a well-presented interior, large enclosed gardens and ample off-road parking.**



Entrance Porch

Leading into the property via an internal door

Double glazed window to the side aspect.

Study / Bedroom Four

11' 11" x 9' 7" (3.63m x 2.92m)

Carpeted flooring, ceiling light, plumbing for fridge/freezer.

Double glazed window to the side aspect.

Lounge

12' 7" x 12' (3.84m x 3.66m)

Carpeted flooring, radiator, power sockets, ceiling fan and light.

Double glazed window to the front aspect.

Door leading to: Entrance Porch

Dining Room

12' 8" x 15' 5" (3.86m x 4.70m)

Feature open fireplace, laminate flooring, ample space for table and chairs, ample space under staircase, ceiling light, power sockets.

Double glazed window to the front aspect.

Kitchen

12' x 8' 11" (3.66m x 2.72m)

Fitted kitchen comprising of wall and base units with worksurfaces over, sink/drain, electric oven with electric hob and extractor fan over, carpeted flooring, ample shelving and storage, plumbing for washing machine.

Double glazed windows to the side and rear aspect.

Pantry

5' 9" x 5' (1.75m x 1.52m)

Ample storage and shelving, radiator, spotlights, fuse box.

Double glazed window to the rear aspect.

Landing

Radiator, carpeted flooring, ceiling light, access to loft

Bedroom One

12' 8" x 12' (3.86m x 3.66m)

Carpeted flooring, radiator, power sockets.

Bedroom Two

12' 8" x 12' 6" (3.86m x 3.81m)

Carpeted flooring, built in wardrobe, radiator, ceiling light, power sockets, built in dressing table, alcove with a double glazed window to the front aspect and a obscured window overlooking the landing.

Bedroom Three

12' 1" x 8' 10" (3.68m x 2.69m)

Carpeted flooring, radiator, built in storage, ceiling light

Double glazed window to the side aspect.

Bathroom

Three piece suite comprising of a bath with shower over, large wash hand basin with vanity and W/C. Partly tiled, sensor light above mirror, radiator, towel rail, ceiling light.

Double window to the rear aspect.

Workshop / Office

12' 4" x 7' 2" (3.76m x 2.18m)

Power and lighting, ample storage

Double glazed window to the rear aspect.

Coal Shed

Ample storage

Exterior:

Large laid to lawn gardens bordered by mature shrubs and a brick built wall to the front, gated access to the front via two iron wrought gates,

mature trees, access to the entrance porch.

Entrance porch to the side leading into the property, patio seating area, stone bird feeder, gated access to the rear

Garden shed providing ample storage, laid to lawn garden with open field views to the rear as well as a multitude of mature fruit trees and shrubs.

Previously used as an on-site business the lot has lots of potential.

Ample off-road parking to the rear via iron wrought gates leading to a double garage.



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welcome to

Lynton Northgate, Pinchbeck Spalding

- THREE BEDROOM DETACHED HOUSE
- WELL-PRESENTED THROUGHOUT
- ENCLOSED GARDENS TO THE SIDE AND REAR
- IDYLLIC VILLAGE LOCATION
- DOUBLE GARAGE

Tenure: Freehold EPC Rating: E

£340,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG111580 - 0007

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