









# welcome to

# **Horsepit Lane, Pinchbeck Spalding**

\*ESSENTIAL VIEW - DON'T MISS OUT\* Three bedroom detached house and one bedroom self contained annexe situated within the idyllic, sought after village of Pinchbeck. Boasting an immaculate interior, large rear garden and ample off-road parking.













#### Cloakroom

Wash hand basin and W/C

Double glazed window to the side aspect.

## Lounge

21' 11" x 13' 4" ( 6.68m x 4.06m )

Feature brick fireplace containing a log burner.

## **Dining Room**

13' x 10' 10" ( 3.96m x 3.30m )

Double glazed sliding doors to the rear aspect.

#### Kitchen

11' 9" x 16' 7" ( 3.58m x 5.05m )

Fitted units with worksurfaces over, tiled splashback, ceramic sink/drainer, integral fridge/freezer

#### **Unity Room**

8' 8" x 10' 10" ( 2.64m x 3.30m )

Fitted units with worksurfaces over, ceramic sink/drainer, heated towel rail

#### Conservatory

9' 5" x 9' 5" ( 2.87m x 2.87m )

Brick and UPVC built conservatory.

#### **Bedroom One**

13' 4" x 13' 4" ( 4.06m x 4.06m )

Walk in wardrobe

Double glazed window to the rear aspect.

## **En-Suite**

Three piece suite comprising of a shower cubicle, wash hand basin and W/C. Partly tiled, heated towel rail

Double glazed window to the side aspect.

# **Bedroom Two**

Built in storage

Double glazed window to the front aspect.

#### **Bedroom Three**

10' 10" x 11' 10" ( 3.30m x 3.61m )

Double glazed window to the rear aspect.

#### **Bathroom**

Four piece suite comprising of a bath, shower cubicle, wash hand basin and W/C. Partly tiled, heated towel rail

Double glazed window to the rear aspect.

#### Annexe:

#### **Bedroom:**

19' 7" x 12' (5.97m x 3.66m) Built in storage, featured skylight

Double glazed window to the front

#### **En-Suite**

Three piece suite comprising of a shower cubicle, wash hand basin and W/C.

#### Kitchen

6' 9" x 7' 4" ( 2.06m x 2.24m )

Fitted kitchen comprising of wall and base units with worksurfaces over, tiled splashback, space for oven and fridge/freezer, sink/drainer, understair storage.

Double glazed window to the rear

## **Living Room**

9' 5" x 14' 10" ( 2.87m x 4.52m )

Double glazed window to the front and side aspect.

#### **Exterior**

Extensive driveway providing ample off-road parking.

#### Rear Garden:

Extensive laid to lawn garden comprising of a summerhouse, pergola.

# **Single Garage**

9' 7" x 19' 8" ( 2.92m x 5.99m )

Up and over door, power and lighting





# welcome to

# Horsepit Lane, Pinchbeck Spalding

- THREE BEDROOM DETACHED HOUSE
- ONE BEDROOM SELF CONTAINED ANNEXE
- IMMACULATELY PRESENTED THROUGHOUT
- LARGE ENCLOSED REAR GARDEN
- EXTENSIVE DRIVEWAY AND SINGLE GARAGE

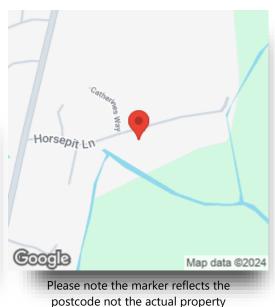
Tenure: Freehold EPC Rating: C

# £425,000









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