



Horsepit Lane, Pinchbeck Spalding PE11 3YB

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/drain, integral fridge/freezer

Unity Room

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

Fitted units with worksurfaces over, ceramic sink/drain, 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/drain, under stair 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



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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



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG111630 - 0004

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