



Cherry Trees Herdgate Lane, Pinchbeck Spalding PE11 3UP

welcome to

Cherry Trees Herdgate Lane, Pinchbeck Spalding

**** NO ONWARD CHAIN **** William H Brown are excited offer to the market a two-bedroom detached house, providing a driveway and large gardens. The property offers a great opportunity to add value and is in need of modernisation. The property has distortion to the roof structure and the front wall.



Entrance Hallway

14' 3" x 7' 10" (4.34m x 2.39m)

UPVC double glazed window to the front aspect.
Wood effect flooring. Radiator, sockets & lights.

Living Room

14' x 16' (4.27m x 4.88m)

UPVC double glazed window to the side aspect.
Wood effect flooring. Access to upstairs via spiral staircase. Fireplace. TV point, radiator & lights.

Utility Room

6' 11" x 5' 11" (2.11m x 1.80m)

Wood effect flooring. Shelving. Access into downstairs bathroom and back into the living room.
Light & sockets.

Dining Room

12' 5" x 13' 11" (3.78m x 4.24m)

UPVC double glazed window to the side aspect. Door into the rear garden and access into the living room & kitchen. Feature fireplace, light & sockets.

Kitchen

17' 1" x 9' 9" (5.21m x 2.97m)

UPVC double glazed window to the front aspect.
Access into the rear garden. Tiled flooring. Eye & base level cupboards with oven & sink with drainer.
Plumbing, lights & radiator.

First Floor Landing

Carpet. UPVC window to the rear aspect. Access into all bedrooms & bathroom.

Bedroom One

25' 9" x 14' 4" (7.85m x 4.37m)

UPVC double glazed windows to the side aspect.
Carpet. Built in wardrobes. Light, sockets & radiator.

Bedroom Two

9' 9" x 8' 7" (2.97m x 2.62m)

UPVC double glazed window to the rear aspect.
carpet. Light, sockets & radiator.

Bathroom

5' 9" x 7' 6" (1.75m x 2.29m)

UPVC double glazed window to the side aspect, Bath, hand basin & toilet. Light & radiator.

Double Garage

Two up & over doors with door to the side of the property. Power, lights & sockets.

Exterior

Ample off road parking to the front of the property.
The rear garden is of a good size & is private & enclosed with field views to the rear of the home.

Agents Note

Please note the property has distortion to the roof structure and front wall of the house.



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Cherry Trees Herdgate Lane, Pinchbeck Spalding

- NO ONWARD CHAIN
- DOUBLE GARAGE
- PRIVATE PLOT
- BACKING ONTO FIELDS
- AMPLE OFF ROAD PARKING

Tenure: Freehold EPC Rating: G

Council Tax Band: C

£180,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SDG112584 - 0008

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