



Cherry Trees Herdgate Lane, Pinchbeck Spalding PE11 3UP

welcome to

Cherry Trees Herdgate Lane, Pinchbeck Spalding

Cherry Trees, Herdgate Lane, Pinchbeck, PE11 3UP

We advise that an offer has been made for the above property in the sum of £175,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts. 18-19 Sheep Market, Spalding, PE11 1BG.



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.

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.

Public Notice

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welcome to

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 - 0016

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