



Town Farm Close, Pinchbeck Spalding PE11 3SG

welcome to

Town Farm Close, Pinchbeck Spalding

Four double bedroom detached property, AVAILABLE WITH NO CHAIN. Two reception rooms & CONSERVATORY EXTENSION. Family bathroom & DOWNSTAIRS SHOWER ROOM. Off road parking, DETACHED DOUBLE GARAGE & fully enclosed rear garden with 'L' shaped lawn & TWO DECKED SEATING AREAS



Entrance Hall

having laminate flooring and stairs to first floor

Lounge

14' 1" x 17' 4" (4.29m x 5.28m)

having Bay window to front, feature fireplace with gas fire and laminate flooring

Dining Room

11' 1" x 12' 8" (3.38m x 3.86m)

with laminate flooring, door to understairs cupboard, door to kitchen and sliding uPVC door to:

Conservatory

7' 10" x 11' 1" (2.39m x 3.38m)

having French doors to garden

Kitchen

11' x 10' 5" (3.35m x 3.17m)

having a range of wall and base units, wood effect surfaces and a single bowl sink. Integrated electric oven, four ring gas hob, extractor, microwave, warming tray and dishwasher. Space for fridge freezer and side door to garden

Shower Room

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

comprising three piece suite of WC, inset sink and shower cubicle with thermostatic shower. Tiled floor and partly tiled walls

Landing

having loft access and built-in airing cupboard with hot water tank

Bedroom 1

11' 2" x 12' 6" (3.40m x 3.81m)

Bedroom 2

10' 9" x 12' 6" (3.28m x 3.81m)

having walk-in wardrobe (3'0 x 4'7) with fitted shelving and hanging rails

Bedroom 3

8' 1" x 10' 8" (2.46m x 3.25m)

built-in cupboard with wall mounted gas boiler

Bedroom 4

7' 7" x 10' 8" (2.31m x 3.25m)

Bathroom

6' x 7' 5" (1.83m x 2.26m)

comprising three piece suite of WC, inset sink and bath with shower attachment. Partly tiled walls

Outside

to the front of the property there is a gravel driveway providing ample off road parking for several cars and giving access to a detached double garage. A side gate leads to the rear garden that is fully enclosed by timber fencing and in the majority laid to an 'L' shaped lawn with borders to the rear and side. Within the garden there are two raised decking area ideal for seating, a timber summerhouse and a greenhouse

Double Garage

18' x 17' 2" (5.49m x 5.23m)

having two up and over doors, power and lighting

Property Upgrades

the vendor has made us aware that the property has had the following upgrades during their ownership:

- installation of superfast broadband
- a new boiler installed in 2024
- a new kitchen approximately 5 years ago
- new carpets to stairs and landing in 2025



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welcome to

Town Farm Close, Pinchbeck Spalding

- FOUR DOUBLE BEDROOM DETACHED FAMILY HOME WITH NO CHAIN
- TWO RECEPTION ROOMS & CONSERVATORY
- FAMILY BATHROOM & DOWNSTAIRS SHOWER ROOM
- OFF ROAD PARKING & DETACHED DOUBLE GARAGE
- FULLY ENCLOSED REAR GARDEN WITH 'L' SHAPED LAWN

Tenure: Freehold EPC Rating: C

Council Tax Band: D



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG112879 - 0008

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01775 711711



Spalding@williamhbrown.co.uk



18-19 Sheep Market, SPALDING, Lincolnshire,
PE11 1BG



williamhbrown.co.uk