









## welcome to

## **Rotten Row, Pinchbeck Spalding**

Four bedroom detached house, POPULAR VILLAGE LOCATION WITH A RANGE OF AMENITIES. Lounge, kitchen open plan with dining area, conservatory & GROUND FLOOR BEDROOM/STUDY. Family bathroom & DOWNSTAIRS SHOWER ROOM. Off road parking, single garage & SUBSTANTIAL REAR GARDEN. EXTREMELY EFFICIENT PROPERTY.













#### **Entrance Hall**

having stairs, laminate flooring, door to dining area and door to:

### Lounge

17' 11" x 10' 10" ( 5.46m x 3.30m ) feature fireplace with fitted log burner, laminate flooring, door to kitchen and French doors to:

### **Conservatory**

18' x 19' (5.49m x 5.79m)

having wood flooring and side and rear doors to the garden

#### Kitchen

7' 7" x 16' 6" ( 2.31m x 5.03m )

having a range of wall and base units, work surfaces and a one and a half bowl ceramic sink. Integrated Bosch double electric oven, eight zone Whirlpool Smartsense induction hob, Bosch stainless steel extractor, Bosch dishwasher and wine rack. Space for fridge freezer and washing machine, tiled floor, door to rear entrance/lobby and open plan with:

## **Dining Area**

9' 10" x 13' 2" ( 3.00m x 4.01m ) laminate flooring

### Bedroom 4 / Study

8' 5" x 9' 8" ( 2.57m x 2.95m )

having laminate flooring. Currently dressed as a 4th bedroom but would suit use as a study/office or games room/playroom if preferred

### **Shower Room**

6' 11" x 5' 3" ( 2.11m x 1.60m )

comprising three piece suite of WC, pedestal sink and shower cubicle with electric shower. Extractor and tiled walls and floor

## Landing

with solid wood flooring

## **Bedroom 1**

10' x 13' 2" ( 3.05m x 4.01m )

laminate flooring

#### **Bedroom 2**

11' 7" x 10' 11" ( 3.53m x 3.33m ) laminate flooring and built-in cupboard with loft access

#### **Bedroom 3**

7' 6" x 9' 11" ( 2.29m x 3.02m ) laminate flooring

#### **Bathroom**

5' 11" x 7' 8" ( 1.80m x 2.34m )

comprising three piece suite of WC, inset sink and bath with dual head thermostatic shower over. Heated towel rail and fully tiled walls and floor

#### Outside

to the front of the property there is a driveway providing off road parking and giving access to a single garage, a lawned garden to the left and an EV charging point. The rear garden is fully enclosed by timber fencing and features an extensive lawn with mature tree and shrub borders. Also within the garden there is a Japanese timber pergola and patio seating area, greenhouse, two timber garden sheds, outside tap and external power

## Garage

14' 7" x 6' 11" ( 4.45m x 2.11m ) up and over door, power and lighting

#### **Solar Panels**

the property has a 6.2kw system with 18 solar panels and a fitted 18.2kw battery storage pack - this was fitted in 2021 and is owned outright. This has significantly helped the efficiency of the property and that shows with the EPC being 'A' rated





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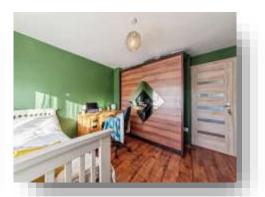
- FOUR BEDROOM DETACHED HOUSE IN POPULAR VILLAGE LOCATION
- LOUNGE, KITCHEN, DINING AREA & CONSERVATORY
- FAMILY BATHROOM & DOWNSTAIRS SHOWER ROOM
- OFF ROAD PARKING & SINGLE GARAGE
- EXTENSIVE REAR GARDEN ENCLOSED BY FENCING

Tenure: Freehold EPC Rating: A

Council Tax Band: C

# £319,500









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Property Ref: SDG112945 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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