



Church Walk, Pinchbeck SPALDING PE11 3RD

welcome to

Church Walk, Pinchbeck SPALDING

VIEWINGS ADVISED TO APPRECIATE this well-presented three-bedroom detached house situated in a sought-after village location, conveniently close to local amenities. The property offers comfortable living accommodation and is ideal for families or those seeking a desirable village lifestyle.



Entrance Porch

7' x 3' (2.13m x 0.91m)

W/C

Comprising of a W/C. Wash hand basin. Window to the side.

Entrance Hall

Having a understair storage cupboard. Stairs leading to the first floor. Radiator.

Lounge

23' 11" x 12' 4" (7.29m x 3.76m)

Comprising of a window to the front. Three radiators. Gas fires surrounding. doors leading into the conservatory. serving hatch. Narrowing to 9'06.

Conservatory

11' 7" x 8' 6" (3.53m x 2.59m)

comprising of French doors leading to the garden. radiator.

Kitchen

11' 3" x 8' 4" (3.43m x 2.54m)

Having wall and base units. Gas hob. Built in double oven. One and a half bowl sink. Plumbing with space for a washing machine/dishwasher and fridge. Window to rear.

Utility

7' 7" x 6' 11" (2.31m x 2.11m)

Comprising of pluming for a washing machine. Space for a tumble dyer. Radiator. Door to the side aspect.

Landing

7' 3" x 7' 6" (2.21m x 2.29m)

Having a window to the side. Access to the loft.

Bedroom One

12' 8" x 9' 1" (3.86m x 2.77m)

Comprising of Built in wardrobes. Window to front. Carpeted flooring.

Bedroom Two

10' 11" x 9' 1" (3.33m x 2.77m)

Having Built in wardrobes. Airing cupboard. Window

to rear. Radiator.

Bedroom Three

7' 7" x 5' 8" (2.31m x 1.73m)

Comprising of a window to the front. Radiator. Built in wardrobes.

Wet room

7' 2" x 6' 10" (2.18m x 2.08m)

Having a wash hand basin. W/C. Frosted window to rear. Electric shower. Radiator.

Garage

16' 1" x 8' (4.90m x 2.44m)



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welcome to

Church Walk, Pinchbeck SPALDING

- THREE BEDROOM DETACHED HOUSE
- SINGLE GARAGE AND AMPLE PARKING
- SOUGHT AFTER VILLAGE LOCATION
- UTILITY ROOM & DOWNSTAIRS W/C
- CONSERVATORY

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£250,000



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Property Ref:
SDG113008 - 0004

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