

## 16 CAPTAINS BECK

SPALDING, PE11 3US

**£375,000**  
**FREEHOLD**

Situated in the highly desirable village of Pinchbeck, this well-maintained detached bungalow boasts stunning open field views to the front and an immaculately presented garden to the rear. Built in the 2000s, the property offers a spacious and versatile layout, featuring a generous lounge filled with natural light, a well-equipped kitchen, and three comfortable bedrooms, including a large master with en-suite. A welcoming entrance hallway connects the living spaces, while a practical utility room and double garage add further convenience. The exterior is equally impressive, with a large driveway providing ample parking. While the interior remains in excellent condition, there is an opportunity to update certain aspects to suit modern tastes, making this a fantastic home in a sought-after location.



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- Detached bungalow • Stunning open field views • Immaculately presented garden • Spacious lounge • Three well-proportioned bedrooms • Well-equipped kitchen • Large driveway • Double garage • Well-maintained throughout • Chain-free sale



## Entrance Hallway

Entrance Hallway (2.95m x 5.87m / 9'8" x 19'3")

A spacious and welcoming entrance hallway, offering ample room for storage and displaying an inviting first impression. The area is well-maintained and provides access to all main living spaces.

## Lounge

Lounge (4.55m x 5.77m / 14'11" x 18'11")

A generously sized lounge with large windows allowing for plenty of natural light and stunning open field views. A charming focal point of the home, this space is perfect for relaxing or entertaining. The décor is well-kept, though slightly dated, offering an opportunity for modernisation to suit contemporary tastes.

## Bedroom 1

Bedroom 1 (3.76m x 5.49m / 12'4" x 18'0")

An impressively large master bedroom with a peaceful outlook. The room benefits from built-in storage and direct access to the en-suite shower room, providing convenience and privacy.

## En-suite Shower Room

En-suite Shower Room (1.75m x 2.36m / 5'9" x 7'9")

Fitted with a shower, wash basin, and WC, this en-suite is functional and well-maintained, though could benefit from modern updates.

## Bedroom 2

Bedroom 2 (2.97m x 3.30m / 9'9" x 10'10")

A comfortable double bedroom, ideal for guests or family members, with space for storage and a pleasant view.

## Bedroom 3

Bedroom 3 (3.86m x 3.61m / 12'8" x 11'10")

A bright and airy double bedroom, offering versatility as a guest room, home office, or hobby space.

## Bathroom

Bathroom

A well-kept family bathroom fitted with a bath, wash basin, and WC. While in good condition, it presents an excellent opportunity for modernisation.

## Kitchen

Kitchen (3.89m x 3.38m / 12'9" x 11'1")

A traditional yet well-maintained kitchen with ample storage and workspace. It provides a lovely setting for meal preparation and dining.

## Utility

Utility Room (1.75m x 3.02m / 5'9" x 9'11")

A practical addition to the home, offering extra storage, laundry facilities, and access to the rear of the property.

## Double Garage

Double Garage

A spacious double garage providing secure parking and additional storage options, with potential for conversion or workshop use.



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### ADDITIONAL INFORMATION

**Local Authority** – South Holland

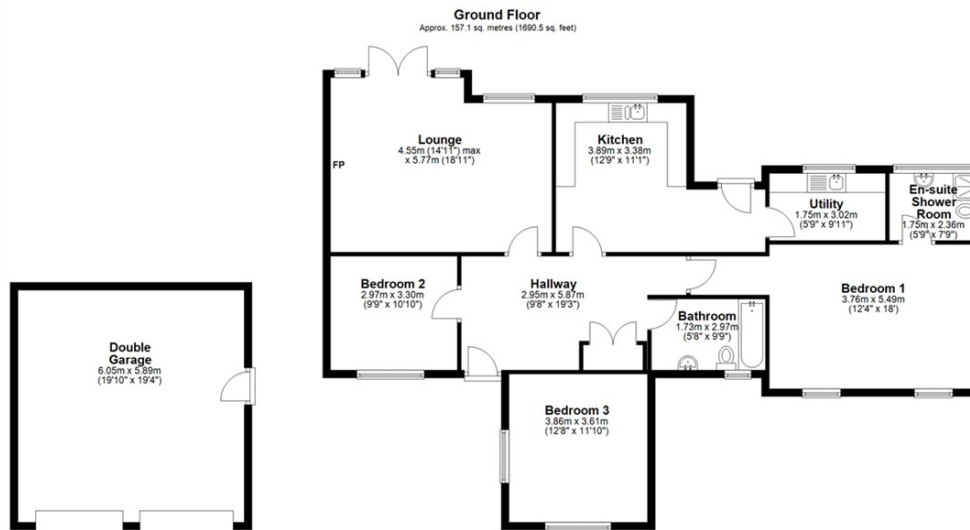
**Council Tax** – Band E

**Viewings** – By Appointment Only

**Floor Area** – sq ft

**Tenure** – Freehold





Total area: approx. 157.1 sq. metres (1690.5 sq. feet)  
**16 Captains**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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