



4 Oldham Drive, Pinchbeck, Spalding, PE11 3XZ

 **NEWTON FALLOWELL**

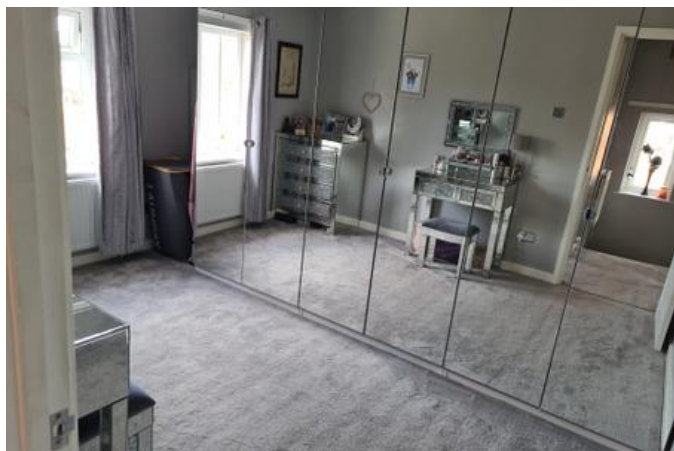
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Key Features

- Beautifully Presented Throughout
- Refurbished and Modernised kitchen
- 2 Double Bedrooms and 1 Single
- 1 Family Bathroom
- Light, Airy Conservatory
- Substantial 300 ft private garden to the rear
- Impressive Field Views
- EPC Rating - D
- Freehold

Fixed price £220,000





This beautifully presented semi-detached house has been renovated to a high standard and offers ample living space over two floors. Benefitting from two double bedrooms, one single, a family bathroom and off-road parking for up to 5 cars. The newly fitted kitchen leads into a light airy conservatory dining area, creating an inviting kitchen diner ambience and leads out onto an impressive 300ft garden with field views, making this property an ideal family home.

As you enter the property, you are greeted by a bright spacious entrance hall, with the door to your right showing you into a modern spacious living room which then leads into the recently refurbished kitchen and conservatory with double doors opening out the substantial rear garden.

As you head up to the first floor landing, the first room encountered is a large double bedroom. The bedroom offers a large windows overlooking the rear garden allowing it to feel bright and airy. The first floor layout is complete with a further double bedroom situated at the front of the property and a stylish three-piece family bathroom in between.

Outside the front of the property off-road parking for ample amount cars. The substantial private rear garden, with gated access, is mainly laid to lawn plus a large terrace area and impressive field views.

Lounge 3.93m x 4.09m (12.9ft x 13.4ft)

Kitchen 2.4m x 5.3m (7.9ft x 17.4ft)

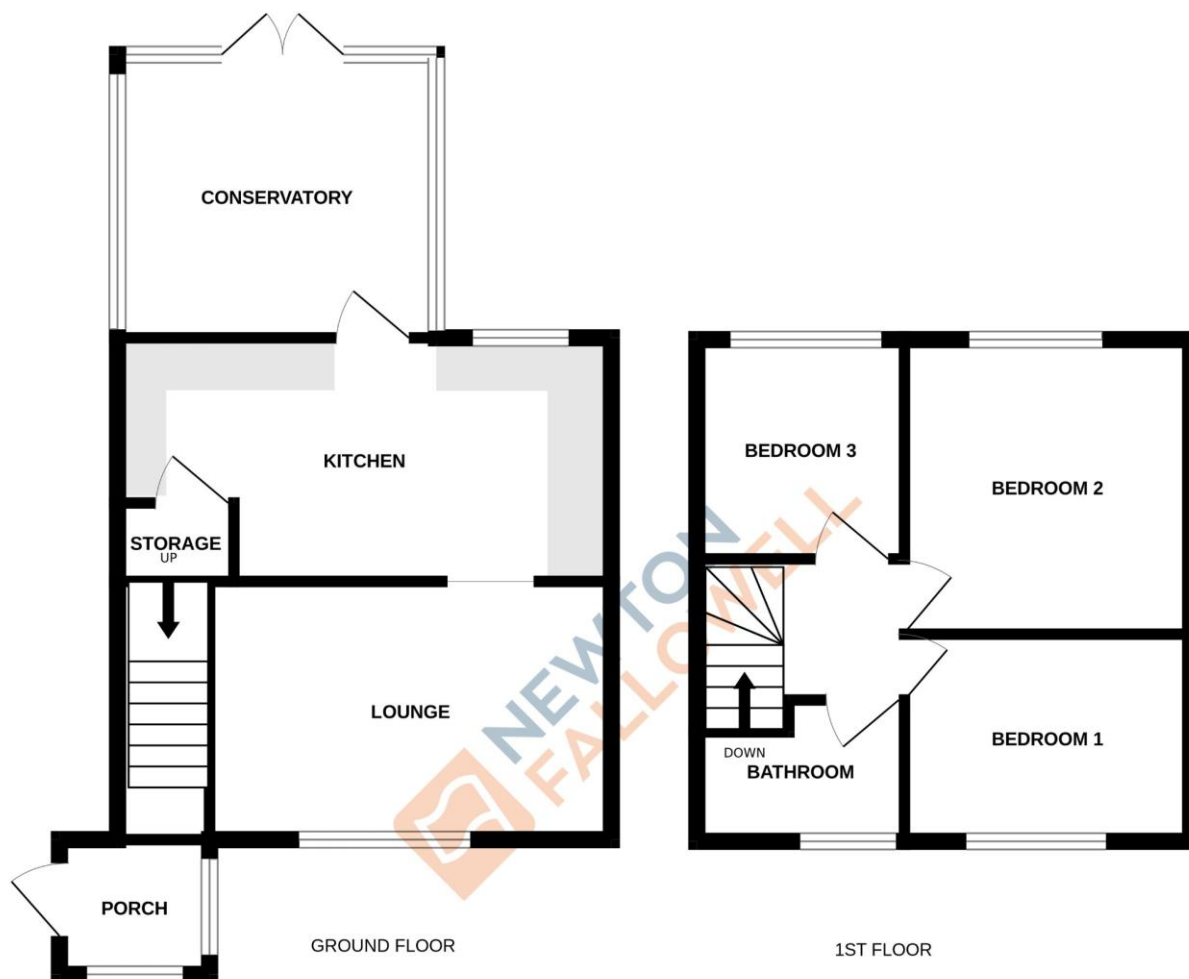
Conservatory 3.33m x 2.85m (10.9ft x 9.4ft)

Bedroom 1 2.77m x 3.21m (9.1ft x 10.5ft)

Bedroom 2 3.64m x 2.7m (11.9ft x 8.9ft)

Bedroom 3 3m x 2.63m (9.8ft x 8.6ft)

Bathroom 1.99m x 1.85m (6.5ft x 6.1ft)



Score	Energy rating	Current	Potential
92+	A		111 A
81-91	B		
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: South Kesteven District Council
Council Tax Band: A

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.