



MARKET WAY, PINCHBECK, PE11 3PE
£650,000 FREEHOLD

A simply stunning individual detached family home, set in generous and attractive grounds along a premier causeway within the village of Pinchbeck. The first time ever to the open market, a rare and enticing opportunity. Four beautiful reception rooms, a sizable kitchen day room and four bedrooms.

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Set along one of the premier roadways in Pinchbeck, is this individual and beautiful family home, behind newly planted laurel hedging with pillared entrance the wide frontage opens up in front of you with attractive lawns and generous gravel driveway continuing onto block paved parking, you pass in front of the handsome façade and up to the UPVC double doors opening through to:

ENTRANCE PORCH

8'9 x 3'4 with exposed stone wall and tiled flooring, and glazed door opening through to:

ENTRANCE HALL

15'9 (max) 10'2 (min) x 14'3 an impressive reception hall greets you, finished with attractive parquet flooring, side stairs to the first-floor accommodation, understairs storage and radiator.

CLOAKROOM

With frosted UPVC window to the front aspect, comprising a modern two-piece suite, low-level WC wash hand basin, and heated towel rail.

HOME OFFICE

10'8 (max) 8'4 (min) x 12'8 (max) a great home office with UPVC box bay window to the front aspect, with views over the attractive front gardens, finished with herringbone style flooring, radiator and ceiling spotlights.

DINING ROOM

14'3 x 12'5 a space to entertain friends and family with UPVC French doors and panels to the rear aspect, radiator and parquet flooring.

SITTING ROOM

19'11 x 14'11 a beautiful room with UPVC box bay and French doors on to the rear gardens, further UPVC window to the side, reclaimed brick-built fireplace with timber mantle over and cast wood burner inset, dual radiators and herringbone style flooring, glazed double doors open through to:

FAMILY ROOM

19'2 x 11'8 a stunning space with an abundance of natural light with UPVC windows to the front and side aspects, UPVC French doors on to the rear gardens and vaulted ceiling with four Velux windows, attractive reclaimed brick-built fireplace with timber mantle and

cast wood burner inset, radiator and modern wood effect flooring.

KITCHEN DAY ROOM

30'1 x 17'7 the heart of any home and this is no exception, a wonderful generous space for the family to gather, with dual UPVC windows to the front aspect and dual UPVC windows to the side, with UPVC French doors opening onto the rear gardens, the large kitchen area comprises a range of quality base and eye level storage units incorporating straight edge work surface with 1 ¼ sink inset and mixer tap over, integrated double oven, integrated fridge and freezer, integrated dishwasher and wine fridge, central island unit with five ring gas hob, stainless steel and glass extractor fan over, breakfast bar opening through to the snug area walk in storage cupboard with wall mounted boiler and water softener.

REAR LOBBY

With modern composite entrance door to the front aspect and UPVC French doors to the side, radiator, pedestrian door through to the garage, tiled flooring.

UTILITY ROOM

8'8 x 7'1 with UPVC window to the side aspect, comprising a range of base and eye level storage units with straight edge work surface and ceramic sink inset, plumbing and space for washing machine, space for tumble dryer, radiator and tiled flooring.

SHOWER ROOM

8'8 x 4'11 with frosted UPVC window to the side aspect, comprising a modern three-piece suite, low level WC, wash hand basin set in vanity unit and walk in shower area with glass screen, heated towel rail, tiled splash backs, tiled flooring and extractor fan.

LANDING

With loft access with loft ladder and recessed airing cupboard

BEDROOM

14'10 x 9'3 (min) 12'4 (max) with UPVC window to the front aspect, built in dual double wardrobes and radiator.

BEDROOM

11'6 x 9'1 with UPVC window to the rear aspect, radiator and walk in eaves storage.

BEDROOM

12'4 x 7' with UPVC window to the front aspect, radiator and eaves storage.

BATHROOM

With frosted UPVC window to the rear aspect, comprising a modern three-piece suite, low level WC, wash hand basin and shaped panel bath with side taps and shower over with glass screen, radiator, tiled flooring, tiled splashbacks and extractor fan.

PRINCIPAL BEDROOM

12'3 x 15'2 (min) 16'9 (max) with UPVC window to the front aspect, radiator, walk-in storage with eaves access and bespoke built wardrobes.

EN SUITE

With frosted UPVC window to the rear aspect, comprising a quality three-piece suite, low level WC, wash hand basin and walk-in shower area with glass screen and heated towel rail and tiled splash backs.

OUTSIDE

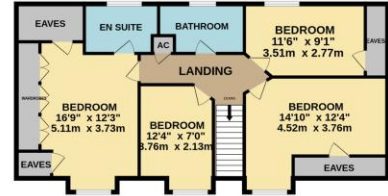
Set within generous and beautifully tended gardens, set back from the causeway, behind a newly planted laurel hedge, a pillared entrance leads to a sweeping gravel driveway with ample parking, the neat front lawns are flanked by mature heading and attractive planting, further block paved parking leads to a DOUBLE GARAGE 19'10 x 19'9 with single electric garage door and UPVC window to the front, ample power points with double doors at the rear leading to the WORKSHOP 23'1 x 14'4 (min) 23'11 (max) a fantastic work space with a range of storage units, ample power points with UPVC windows to the side and rear and double doors opening through to the rear. There are side double gates that open through to the rear gardens, which are beautifully tended and ideal for family and entertaining, enclosed by high brick wall and mature hedging, with large lawns and attractive planting with extensive shaped cobble block patio seating areas wrapping the rear of the property.



GROUND FLOOR
2735 sq.ft. (254.1 sq.m.) approx.



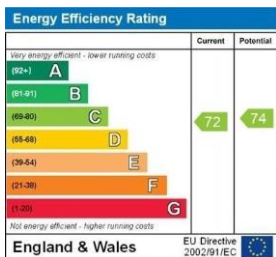
1ST FLOOR
1006 sq.ft. (93.4 sq.m.) approx.



TOTAL FLOOR AREA: 3740 sq.ft. (347.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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