



150 Spalding Road, Pinchbeck, PE11 3UE

£280,000

Your own piece of period charm in Pinchbeck is just a viewing away! Step inside this delightful detached dwelling and take in all the original features. Here you'll find stained glass, porthole windows and original carpentry... And this is just the start! This property offers great scope to improve or extend subject to permissions and offers easy access to both Spalding and Pinchbeck amenities! There's front and rear gardens full of Roses and rear vehicular access with brick built garage. Contact Ark for more information.

Entrance Porch 3'6" x 8'0" (1.07m x 2.46m)



Living/Dining Room 28'10" x 11'11" (8.80m x 3.65m)



Entrance Hall 13'0" x 8'0" (3.98m x 2.46m)



Dual aspect bay windows to front and rear, period picture rails, two radiators, feature window to hallway.



Original Solid wood entrance door with stained glass window and matching side panels, period picture rails, radiator, panelled staircase to first floor landing, doors to lounge and breakfast room.

Breakfast Room 11'8" x 8'0" (3.58m x 2.46m)



Coving to ceiling, radiator, wall panelling, original serving hatch, door to pantry cupboard with window to side.

Kitchen 16'9" x 6'10" (5.11m x 2.09m)



Double glazed Windows to side and rear, coving to ceiling, radiator, tiled flooring. Fitted with a matching range of base and eye level units, roll edge work surfaces with tiled splashback, inset Belfast sink with chrome mixer tap over, space for fridge freezer, space for freestanding cooker, space for washing machine and dishwasher.



Landing 10'9" x 7'4" (3.28m x 2.25m)



Stained glass window with secondary glazing to side, loft access (boarded with light), period picture rails, built in boiler cupboard. Doors to bedrooms and shower room.



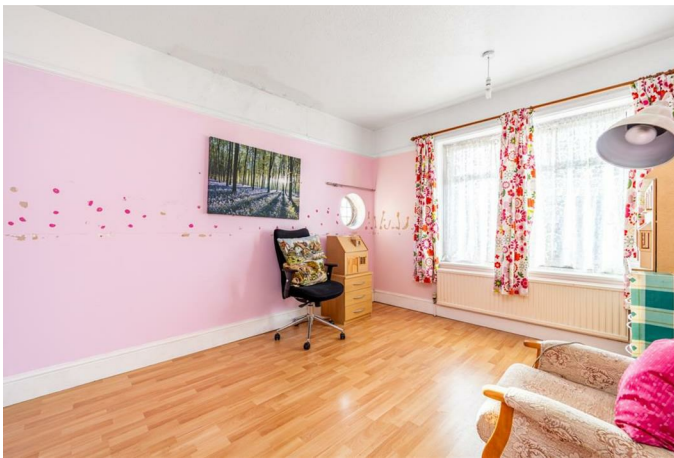
Bedroom One 13'1" x 11'11" (4.01m x 3.65m)



PVCu double glazed window to rear, coving to skimmed ceiling, radiator.



Bedroom Two 12'4" x 10'4" (3.77m x 3.17m)



Bedroom Three 8'0" x 9'8" (2.44m x 2.95m)



Aluminium double glazed window to front, radiator, period picture rails.

Shower Room 9'5" x 7'11" (2.88m x 2.42m)



Aluminium double glazed window to front with porthole window to side, period picture rails, radiator, laminate flooring.

PVCu double glazed window to rear, coving to skimmed ceiling, tiled flooring and tiled walls. Fitted with a three piece suite comprising oversize shower enclosure with aqua board walls and electric shower, concealed cistern toilet with push button flush and ceramic wash hand basin with chrome mixer tap over set in vanity unit with storage under. Wall mounted white heated ladder towel rail.



Outside



To the front of the property is a mature garden laid to lawn and well stocked with roses, hydrangeas and a variety of flowering Cherry trees to name a few.

A wrought iron gate opens on to a winding block paved footpath leading you to the entrance door. Side access is through the wrought iron rose arch to the rear garden which is laid to lawn with timber boundary fencing. There is an outside tap and concrete footpath leading to the brick built garage with up and over door and side pedestrian door, power and light connected. To the rear of the garden is a timber summer house with power connected.

Vehicular access to the property is to the rear and there is hardstanding parking available.



Garage



Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING: D

COUNCIL TAX BAND: C

PLEASE NOTE:

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Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and

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Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

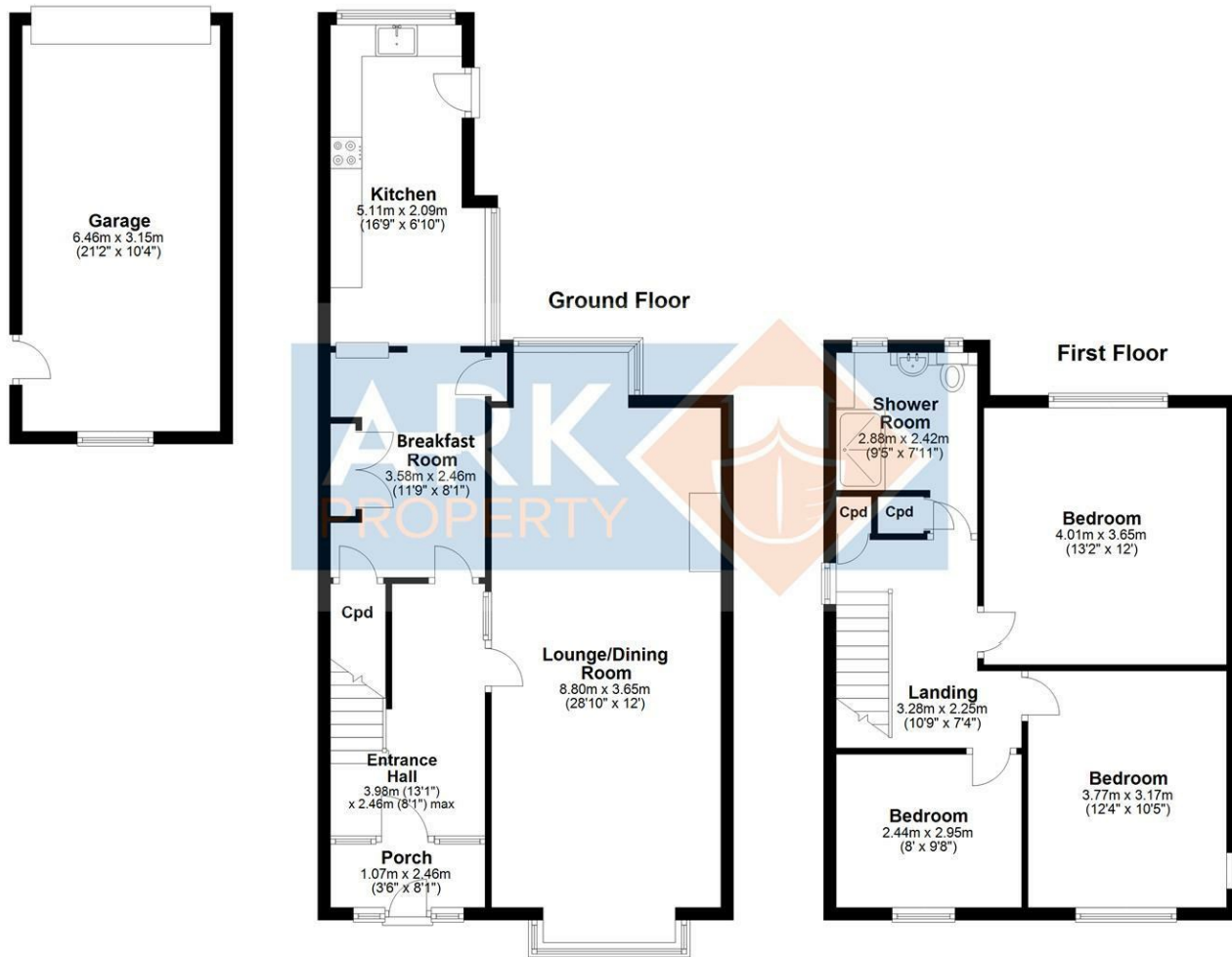
Property Postcode

For location purposes the postcode of this property is: PE11 3UE

Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

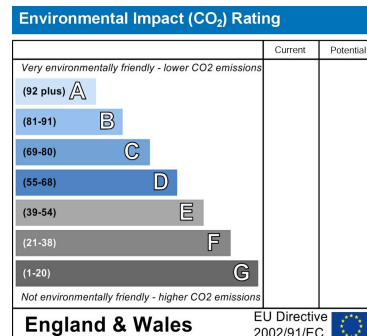
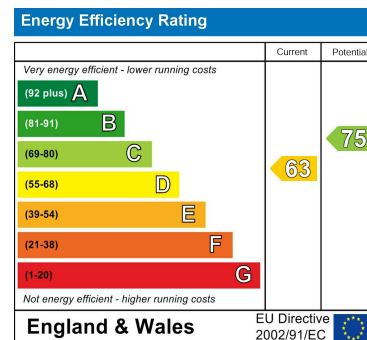
Floor Plan Garage



Area Map



Energy Efficiency Graph



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