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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



59 Pinchbeck Road, Spalding PE11 1QF

Guide Price £380,000 Freehold

- Close to Town Centre
- Immaculately Presented
- 4 Bedrooms, En-Suite
- 2 Reception Rooms
- Highly Recommended

Imposing Victorian semi-detached house in popular town location convenient for all local amenities. Recently refurbished to a high standard with contemporary fittings throughout. Ample off-road parking, enclosed rear garden with lawn and patio. Reception hall, sitting room, dining room, family breakfast kitchen, utility room and shower room to the ground floor; landing, master bedroom with en-suite shower room, 3 further bedrooms and bathroom to the first floor. Inspection highly recommended.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



GENERAL INFORMATION

The property has been refurbished in recent years to a high standard and has a contemporary internal feel with pewter sockets, muted grey carpets, modern laminate flooring etc. A full internal inspection is highly recommended.

ACCOMMODATION

Composite front entrance door to:

RECEPTION HALL

26' 7" x 5' 5" (8.12m x 1.67m) overall Modern laminate flooring, staircase off.

SITTING ROOM

12' 9" x 16' 7" (3.91m x 5.07m) maximum measured into the feature square bay window to the front elevation, laminate flooring, recessed ceiling lights, radiator.



DINING ROOM

11' 9" x 13' 8" (3.60m x 4.18m) Rear window, modern laminate flooring, radiator, recessed ceiling lights, chimney breast.

From the rear of the Reception Hall a step leads down to:

FAMILY BREAKFAST KITCHEN

25' 0" x 11' 6" (7.64m x 3.53m) Comprehensive range of modern units comprising numerous base cupboards and drawers, intermediate wall tiling, central island with breakfast bar, Neff ceramic hob and suspended cooker hood, wine rack, double bowl single drainer sink unit with mixer tap, Zanussi double oven, integrated Bosch dishwasher, integrated fridge freezer, bi-fold doors on to the patio at the side, 2 radiators, door to:

UTILITY ROOM

7' 4" x 4' 8" (2.26m x 1.43m) Plumbing and space for washing machine, space for tumble dryer, external entrance door, door to:

SHOWER ROOM

9' 6" x 6' 7" (2.90m x 2.03m) Large shower cubicle, low level WC, wash hand basin, radiator, Velux window, store cupboard.

From the Reception Hall the staircase rises to:

SPLIT LEVEL FIRST FLOOR LANDING - UPPER LANDING

18' 0" x 5' 5" (5.50m x 1.67m) overall Loft hatch, doors arranged off to:

MASTER BEDROOM

13' 3" x 16' 9" (4.04m x 5.12m) maximum Feature square bay window to the front elevation with fitted blinds, recessed ceiling lights, radiator, door to:

EN-SUITE SHOWER ROOM

4' 8" x 6' 11" (1.44m x 2.11m) Shower cubicle, modern moulded low level WC with hand basin and mixer tap, obscure glazed front window, radiator.

BEDROOM 2

13' 8" x 11' 7" (4.19m x 3.54m) Radiator, recessed ceiling lights, rear window.

REAR LANDING

15' 10" x 3' 9" (4.83m x 1.15m) Radiator, doors arranged off to:





BEDROOM 3

10' 8" x 6' 11" (3.26m x 2.11m) Window to the side elevation, radiator.

BEDROOM 4

11' 1" x 6' 4" (3.40m x 1.95m) plus door recess
Window to the rear elevation, radiator.

BATHROOM

7' 3" x 7' 0" (2.23m x 2.14m) Bath with shower over, low level WC, wash hand basin, tiled floor, partial wall tiling, side window, radiator.

EXTERIOR

There is a gravelled off-road parking area to the front of the property with space for at least 4 cars, brick trimmed pathway leading to the front door.

ENCLOSED REAR GARDEN

Designed for ease of maintenance the garden comprises an extensive patio area and small lawn.

BRICK STORE

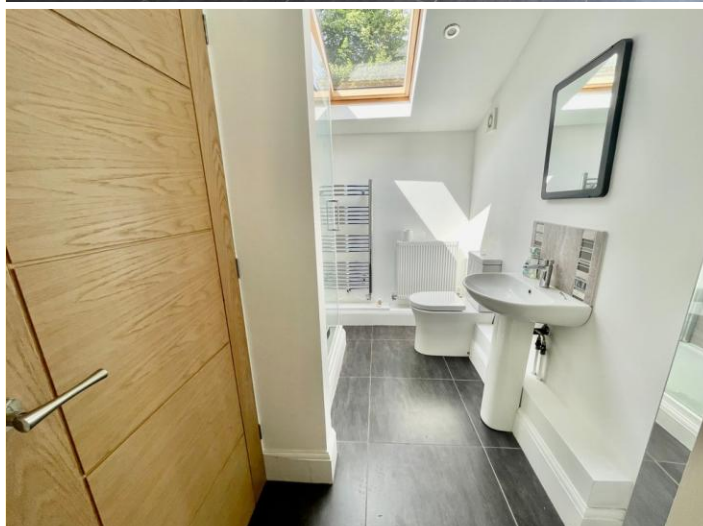
Attached to the rear of the house and housing the gas fired central heating boiler.

DIRECTIONS

From the Agents offices proceed along New Road, turn left at the traffic lights into Pinchbeck Road proceed straight on at the traffic lights and then after a short distance the property is situated on the left hand side indicated by the Agents For Sale sign.

AMENITIES

Spalding town centre is within easy walking distance and offers a full range of shopping, banking, leisure, commercial and educational facilities along with bus and railway stations, grammar and high schools and the innovative water taxi service. The cathedral city of Peterborough is 18 miles to the south and has a fast train link with London's Kings Cross minimum journey time 46 minutes.







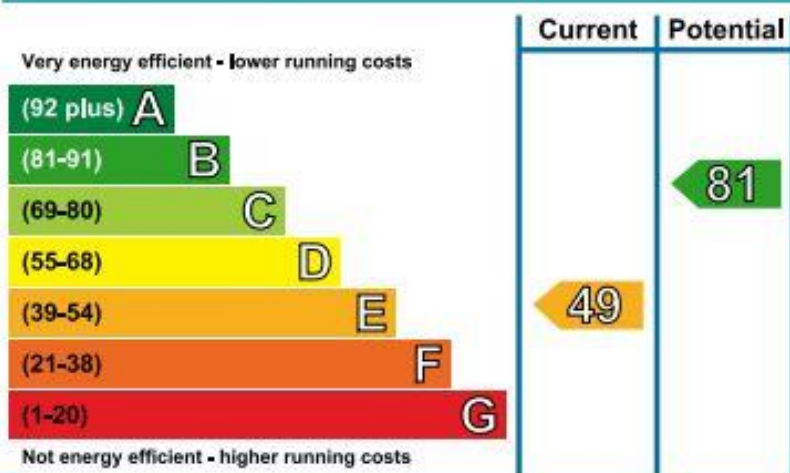


THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



Energy Efficiency Rating



TENURE Freehold

SERVICES All Mains

COUNCIL TAX Band B

LOCAL AUTHORITIES

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

ROOM SIZE ACCURACY

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis. The imperial measurement is approximate and only intended as a guide for those not fully conversant with metric measurements.

APPARATUS AND SERVICES

The apparatus and services in this property have not been tested by the agents and we cannot guarantee that they are present or in working order. Buyers must check these.

Ref: S10502

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

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