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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



88 Pinchbeck Road, Spalding PE11 1QF

GUIDE PRICE - £318,500 Freehold

- Detached 3 Bedroom Bungalow
- Town Location
- En-Suite and Bathroom
- Conservatory
- Off Road Parking, Single Garage

Spacious individual bungalow conveniently located for Spalding town centre. Well presented throughout. Low maintenance gardens. No chain. Viewing highly recommended.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Obscured UPVC double glazed door with matching full length obscured glazed panels to both sides leading into:

ENTRANCE HALLWAY

5' 8" x 11' 0" (1.75m x 3.37m) Skimmed and coved ceiling, centre light point, smoke alarm, alarm controls, radiator, central heating thermostat, BT point, oak effect laminate flooring, door into:

FORMAL LOUNGE

14' 10" x 17' 6" (4.54m x 5.34m) UPVC double glazed window to the front elevation, 2 UPVC double glazed windows to the side elevation, skimmed and coved ceiling, centre light point, double radiator, single radiator, TV point, telephone point, feature wooden fire surround with marble insert and hearth with fitted electric coal effect fire, oak effect laminate flooring. Door into:

KITCHEN BREAKFAST ROOM

8' 7" x 15' 11" (2.63m x 4.86m) UPVC double glazed window to the rear elevation, skimmed and coved ceiling, inset LED lighting, electric consumer unit board, tiled flooring, double radiator, fitted with a wide range of base, eye level and drawer units with marble worktops, Belfast enamel sink with mixer tap, marble drainer, space for fridge freezer, freestanding Belling Rangemaster style cooker with 5 burner gas hob and electric oven, stainless steel canopy extractor hood over, door into:



INNER LOBBY

2'9" x 5'10" (0.86m x 1.80m) Obscured UPVC double glazed door to the rear elevation leading into Conservatory, skimmed and covered ceiling, centre light point, smoke alarm, access to loft space, storage cupboard off housing hot water cylinder with slatted shelving, door into:

UTILITY ROOM

6'8" x 5'3" (2.04m x 1.62m) Obscured UPVC double glazed window to the rear elevation, skimmed and covered ceiling, centre light point, extractor fan, radiator, fitted tall boy unit, fitted coat rails, plumbing and space for washing machine, tiled floor.

From the Inner Lobby a door leads into:

CONSERVATORY

8'1" x 11'8" (2.48m x 3.57m) Dwarf brick wall construction with UPVC double glazed windows, UPVC double glazed French doors to the side elevation, polycarbonate heat resistant roof, 2 double wall lights, double radiator, tiled flooring

From the Entrance Hallway a door leads into:

MASTER BEDROOM

11'1" x 14'1" (3.40m x 4.30m) UPVC double glazed window to the side elevation, skimmed and covered ceiling, centre light point, radiator, door into:

EN-SUITE

6'3" x 11'0" (1.91m x 3.36m) Obscured UPVC double glazed window to the side elevation, skimmed and covered ceiling, inset LED lighting, extractor fan, part tiled walls. Fitted with a four piece suite comprising low level WC, pedestal wash hand basin with mixer tap, medicine cabinet and shaver point over, corner bath with shower mixer attachment tap, fully tiled shower enclosure with fitted thermostatic shower over.

BEDROOM 2

10'6" x 15'10" (3.21m x 4.85m) UPVC double glazed bay window to the front elevation, skimmed and covered ceiling, centre light point, radiator, TV point.

BEDROOM 3

7'6" x 13'8" (2.31m x 4.17m) UPVC double glazed window to the front elevation, UPVC double glazed window to the side elevation, skimmed and covered ceiling, centre light point, radiator.

FAMILY BATHROOM

5'6" x 7'4" (1.68m x 2.26m) Obscured UPVC double glazed window to the side elevation, skimmed and covered ceiling, centre light point, extractor fan, tiled walls, tiled flooring, radiator, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap, glass mirror, shaver point and shelf over, bath with mixer tap and fitted thermostatic shower over.

EXTERIOR

The property fronts on to Pinchbeck Road but accessed is via Calderdale Drive.

The garden is to the front of the property and laid to astro turf with a wide range of shrub and tree borders, decking area, fenced boundaries. Access to the side of the property with paved pathways and a block paved driveway. Leading to a further block paved driveway for 2 vehicles, external lighting and cold water tap.

SINGLE GARAGE

With up and over door, power and lighting connected. UPVC glazed personal door to the side.

DIRECTIONS

From the Agents offices proceed along New Road, turn left at the traffic lights into Pinchbeck Road, continue straight on at the first set of lights, passing the Woodlands Hotel on the right hand side and the property is situated on the right hand side, access via Calderdale Drive.

AMENITIES

The town centre is within a few minutes walking distance and offers a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations and a modern community hospital. The cathedral city of Peterborough is 19 miles to the south and has easy access on to the A1 along with a fast train link with London's Kings Cross minimum journey time 48 minutes. Spalding is also ideally situated for access to the north Norfolk Coast, Sandringham, Rutland Water, the county city of Lincoln and onwards access via Peterborough to London.





TENURE

Freehold

SERVICES

All Mains

COUNCIL TAX BAND

Band C

LOCAL AUTHORITIES

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

Viewings are to be arranged by prior appointment. 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 contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

Ref: S11425

ADDRESS

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		