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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



65 Knight Street , Pinchbeck PE11 3RA

£245,000 Freehold

- Deceptively Spacious Chalet Bungalow
- 4 Bedrooms
- Off-Road Parking
- Gas Central Heating
- Viewing Recommended

4 bedroom detached chalet bungalow situated in a prime location of the popular village of Pinchbeck within walking distance of local amenities. Accommodation comprising entrance hallway, lounge, kitchen diner, utility room, 2 bedrooms to the ground floor, family bathroom and cloakroom to the ground floor; 2 double bedrooms to the first floor. Enclosed rear gardens, extensive off-road parking.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Wooden obscure leaded double glazed door leading into:

ENTRANCE HALLWAY

11' 3" x 16' 1" (3.43m x 4.92m) at the widest point Skimmed ceiling, inset LED lighting, radiator, laminate flooring, BT point, storage cupboard off with shelving and housing alarm controls and central heating controls. Door into:

LOUNGE

11' 11" x 16' 9" (3.64m x 5.11m) 2 wooden glazed windows to the side elevation, wooden double glazed window to the front elevation, coved ceiling, 4 double wall lights, dado rail, double radiator, TV point, fitted gas fire.

From the Entrance Hallway a door leads into:

BEDROOM 3

10' 10" x 12' 1" (3.32m x 3.69m) Wooden glazed window with double secondary glazing, skimmed and coved ceiling, centre light point, radiator.



BEDROOM 4

8' 4" x 11' 11" (2.56m x 3.65m) Wooden glazed window to the rear elevation, coved ceiling, centre light point, laminate flooring, radiator, radiator.

BATHROOM

4' 11" x 8' 0" (1.5m x 2.45m) Obscured wooden glazed window to the rear elevation, skimmed ceiling, centre light point, radiator, extractor fan, laminate flooring, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap and wall mirror over, bath with shower attachment tap.

CLOAKROOM

2' 9" x 6' 11" (0.85m x 2.13m) Wooden obscure glazed window to the rear elevation, skimmed ceiling, centre light point, laminate flooring, radiator, fitted with a low level WC.

From the Entrance Hallway a door leads into:

KITCHEN DINER

10' 2" x 12' 1" (3.12m x 3.70m) Wooden glazed window to the rear elevation, skimmed and coved ceiling, centre spotlight fitting, radiator, storage pantry off with shelving, radiator, fitted with a range of base and eye level units, work surfaces over, tiled splashbacks, inset stainless steel sink with mixer tap, space for gas cooker, obscured glazed door to the rear elevation leading into:

UTILITY ROOM

5' 6" x 13' 3" (1.69m x 4.04m) Obscured wooden glazed door to the side elevation, wooden glazed door to the other side elevation, obscured wooden glazed window to the side elevation, skimmed ceiling, centre light point, fitted worktop, plumbing and space for washing machine, tumble dryer, dishwasher and refrigerator.

From the Entrance Hallway the staircase rises to:

HALF LANDING

Radiator, wooden glazed window to the rear elevation.

FIRST FLOOR LANDING

Skimmed ceiling, centre light point, access to loft space, storage cupboard off with fitted shelving.

MASTER BEDROOM

11' 10" x 13' 9" (3.62m x 4.21m) Wooden glazed window to the side elevation, skimmed ceiling, centre light point, radiator, fitted wardrobe into recess with hanging rail and shelving.

BEDROOM 2

9' 11" x 11' 8" (3.04m x 3.58m) Wooden glazed window to the side elevation, skimmed ceiling, centre light point, fitted wardrobe, storage into eaves where gas boiler is located, radiator.

EXTERIOR

Brick wall to the front and gravelled driveway with turning bay. The front garden is laid to lawn with a range of shrub and tree borders. Paved pathways, external lighting.

REAR GARDEN

Fenced boundaries to both sides and to the rear elevation, patio, laid to lawn with a wide range of mature shrub and tree borders.

DIRECTIONS/AMENITIES

From Spalding proceed in a northerly direction along the B1356 Pinchbeck Road, continue into the village of Pinchbeck and turn left in the centre into Knight Street. The property is situated on the right hand side after the parade of shops.





TOTAL FLOOR AREA - 1192 sq. ft. (110.7 sq. m.) approx.
Whilst every effort has been made to ensure the accuracy of the foregoing information, measurements of areas, dimensions, volumes and any other facts are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency can be given.
 Made with floorplan 10/2024

TENURE

Freehold

SERVICES

All Mains

COUNCIL TAX BAND

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LOCAL AUTHORITIES

South Holland District Council 01775 761161
 Anglian Water Services Ltd. 0800 919155
 Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

