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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



47 Palgrave Way, Pinchbeck PE11 3YW

£230,000 Freehold

- Immaculate Throughout
- Off-Road Parking, Single Garage
- Fully Enclosed Rear Garden
- Good Sized Kitchen Diner
- 3 Bedrooms, En-Suite to the Master

Immaculately presented 3 bedroom semi-detached property with detached single garage and low maintenance rear garden. Entrance Lobby, cloakroom, lounge and breakfast kitchen to the ground floor; 3 bedrooms (en-suite to the master) and bathroom to the first floor. Gas central heating. Solar panels owned by the vendor.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

Open storm porch with lantern lighting and through an obscured composite double glazed door into:

ENTRANCE LOBBY

Skimmed ceiling, centre light point, smoke alarm, double radiator, vinyl plank flooring, Hives system for the central heating.

CLOAKROOM

Obscured UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, extractor fan, electric consumer unit board, radiator, vinyl floor covering. Fitted with a two piece suite comprising low level WC and pedestal wash hand basin with mixer tap and tiled splashbacks and mirror over.

From the Entrance Lobby a door leads into:

LOUNGE

16' 3" x 9' 8" (4.96m x 2.96m) UPVC double glazed window to the front elevation, UPVC double glazed French doors to the rear elevation, skimmed ceiling, 2 centre light points, radiator, TV point.

From the Entrance Lobby a door leads into:

KITCHEN DINER

16' 3" x 9' 8" (4.96m x 2.95m) UPVC double glazed window to the front elevation,



UPVC double glazed French doors to the rear elevation, skimmed ceiling, inset LED lighting, smoke alarm, polished tiled flooring, double radiator, understairs storage cupboard, fitted with a wide range of base, eye level and drawer units, work surfaces over, inset one and a quarter bowl stainless steel sink with mixer tap, integrated Bosch dishwasher, plumbing and space for washing machine, integrated Bosch stainless steel fan assisted oven, integrated stainless steel gas hob, extractor hood over, integrated Bosch fridge freezer, breakfast bar.

From the Entrance Lobby the staircase rises to:

FIRST FLOOR GALLERIED LANDING

Skimmed ceiling, centre light point, smoke alarm, UPVC double glazed window to the rear elevation, door into:

MASTER BEDROOM

13' 0" x 9' 8" (3.97m x 2.95m) UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, radiator, central heating thermostat, fitted double wardrobe with hanging rail and shelving, door into:

EN-SUITE

Obscured UPVC double glazed window to the front elevation, skimmed ceiling, inset LED lighting, extractor fan, part tiled walls, vinyl floor covering, stainless steel heated towel rail, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap, shower enclosure with fitted thermostatic shower and rainfall shower head.

BEDROOM 2

9' 10" x 8' 6" (3.01m x 2.6m) UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, access to loft space, radiator, double door wardrobes fitted into recess with fitted Vaillant gas boiler.

BEDROOM 3

7' 4" x 6' 7" (2.25m x 2.02m) UPVC double glazed window to the rear elevation, skimmed ceiling, centre light point, radiator.

BATHROOM

6' 2" x 5' 8" (1.89m x 1.75m) Obscured UPVC double glazed window to the rear elevation, skimmed ceiling, inset LED lighting, extractor fan, vinyl floor covering, stainless steel heated towel rail. Fitted with a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap, shaver point, part tiling to the bath area with shower mixer tap and further shower attachment tap.

EXTERIOR

Small fore garden laid to gravel and lawn with paved pathways. Cold water tap. Lantern lighting. Tarmac driveway providing off-road parking, gravelled area providing further parking. Wooden side access gate leading into the rear garden.

DETACHED BRICK GARAGE

Power and lighting, up and over door. Fully alarmed.

REAR GARDEN

Low maintenance with tiled flagstone patio, 2 electric sockets, further patio area behind the garage. Extensive lighting.

SERVICES

Mains water, electricity and drainage. Gas central heating.

4 solar panels (fully owned by the vendor).

DIRECTIONS

Leave Spalding along Pinchbeck Road towards the village of Pinchbeck. Turn right into Wardentree Lane then right into Atherton Gardens follow the road down, following round into the estate and take a left hand turning into Palgrave Way.

AMENITIES

Palgrave Way is situated on the edge of the village of Pinchbeck within walking distance of Morrisons Supermarket. Pinchbeck village has a primary school, nursery, Church, public house, butchers, bakery, fish and chip shop, Chinese and Kebab shop. There is a regular bus service to The Georgian market town of Spalding (2 miles south) and also to Boston which both offer a full range of shopping, banking, leisure, commercial and educational facilities along with bus and railway stations. From Spalding train station Peterborough is 30 minutes and has a fast train link with London's Kings Cross minimum journey time 46 minutes.



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

R. Longstaff & Co LLP, their dients 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 dient(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. 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.

Ref: S11490

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.

ADDRESS

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 Lincolnshire
 PE11 1BS

CONTACT

Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		