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## Grange Cottage, Northgate, Pinchbeck PE11 3SE

**£234,000 Freehold**

- Attractive Property
- Popular Village Location
- Three Bedrooms
- Ensuite
- Established, Enclosed Rear Gardens

Attractive, spacious semi-detached property on the outskirts of the popular village of Pinchbeck. Ample off road parking, generous sized gardens. Well maintained throughout with gas central heating. Three Bedrooms, Bathroom, Shower Room, two Reception Rooms. Viewing highly recommended.

SPALDING 01775 766766   GRANTHAM 01476 565371   BOURNE 01778 420406

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Part glazed composite front entrance door opening into:

#### **SITTING ROOM**

16' 7" x 10' 5" (5.05m x 3.18m) (maximum measurements) Corner fireplace with coal effect gas fire, tiled hearth with decorative surround, ceiling light, radiator, UPVC curved bay window with display sill, multi-pane obscure glazed door opening into:

#### **DINING/FAMILY ROOM**

16' 7" x 11' 00" (5.05m x 3.35m) (maximum measurement) Radiator, ceiling light, UPVC window overlooking conservatory, three bar gas fire and point with decorative surround, UPVC side window, under-stairs store cupboard. Arch to:

#### **KITCHEN**

12' 10" x 6' 8" (3.91m x 2.03m) Comprehensive range of fitted units comprising base cupboards and drawers, roll edge worktop, single drainer, one and a quarter bowl sink unit with mixer tap, intermediate wall tiling, matching eye level wall cupboards, multi speed cooker hood above the four burner gas hob, electric oven, glazed display cabinet,







plumbing and space for washing machine, ceiling light, tiled floor, radiator, obscure glazed multi pane door opening into:

From the sitting room, a door leads to the staircase which rises to:

#### CONSERVATORY

13' 4" x 12' 10" (4.06m x 3.91m) (maximum measurement) UPVC double glazed construction with polycarbonate style roof, radiator, ceiling light, UPVC glazed French doors opening onto garden.

#### FIRST FLOOR LANDING

UPVC side window, access to loft space, display shelf, doors arranged off to:

#### BEDROOM 1

11' 0" x 10' 0" (3.35m x 3.05m) Including extensive fitted wardrobe, UPVC window to the rear elevation, ceiling light, radiator, arch and two steps down to:

#### ENSUITE BATHROOM

8' 1" x 6' 9" (2.46m x 2.06m) Two piece suite comprising panel bath and wash hand basin set within vanity store unit, partial wall tiling, pine panelled ceiling, ceiling light, radiator, obscure glazed UPVC side window, built in airing cupboard.

#### BEDROOM 2

10' 6" x 9' 2" (3.2m x 2.79m) (plus door recess) UPVC front window, fitted wardrobe and over-bed storage cabinets, radiator, ceiling lights.

#### BEDROOM 3

7' 4" x 6' 9" (2.24m x 2.06m) UPVC side window, ceiling light, radiator, built in wardrobe.

#### SHOWER ROOM

4' 11" x 6' 2" (1.5m x 1.88m) (maximum measurement) Three piece suite comprising shower cabinet with Triton electric shower, low level WC, hand basin set within vanity unit with store cupboards, radiator, small obscure glazed UPVC window, ceiling light.

#### EXTERIOR

Gravel driveway and parking area with parking for several cars to the front and side of the property, hand gate leading through to:

#### ESTABLISHED REAR GARDENS

Including decking and paved patio area, trellised arch, shaped lawned areas, stocked borders, shrubs and bushes, fencing to one side and hedging to the other side, rear boundaries. Garden shed in rear corner, sunken pond with rockery, brick store attached to the rear of the house with outside water tap. The gardens are enclosed and established providing a delightful setting, particularly in the spring and summer months.

#### DIRECTIONS

From Spalding proceed in a northerly direction along Pinchbeck Road, continue into the village of Pinchbeck turning left into Knight Street passing the shops, veering right over The Approach continuing into Northgate where the property is situated on the right hand side, just before Culpins Garage (left hand side).

#### AMENITIES

The well served village of Pinchbeck is within easy walking distance offering public house/restaurant, a range of shops, butchers shop, fish and chip shop, primary school, doctors surgery, Church. The Georgian market town Spalding is just over two miles from the property offering a wide range of facilities.





GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the description contained herein, measurements of floors, walls, doors and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with HomeSpace CS202.

**TENURE** Freehold

**SERVICES** All Mains

**COUNCIL TAX BAND** (?)

#### 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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**Ref:** 16895

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		84 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		