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SPALDING M & M RESIDENTIAL: 01775 766766 [www.longstaff.com](http://www.longstaff.com)



**7 Wimberley Way, Pinchbeck PE11 3RY**

**£189,950 Freehold**

- NO CHAIN
- Detached Bungalow
- Lounge
- Kitchen/Diner
- Two Bedrooms

A delightful detached Bungalow on an estate in the village of Pinchbeck. This property has 2 bedrooms, a spacious Lounge, a single garage and ample parking space available for up to three vehicles.

SPALDING 01775 766766   GRANTHAM 01476 565371   BOURNE 01778 420406

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#### **ENTRANCE HALL :**

Having a radiator, power point, loft hatch and a thermostat control.

#### **LOUNGE :**

4.57m x 3.25m (15'0" x 10'8") UPVC double glazed window to the front, radiator, power points, TV point and a gas fire.

#### **KITCHEN/DINER :**

3.40m x 3.12m (11'2" x 10'3") Being double aspect with UPVC double glazed windows to the side and rear, UPVC obscured double glazed door to the rear, base and eye level units with a work surface over, sink and drainer with taps over, space and point for a freestanding cooker, space and point for a fridge/freezer, space and plumbing for a washing machine, tiled splash-back's, radiator, power points and a telephone point.





#### **BATHROOM :**

UPVC obscured double glazed window to the side, bath with taps and a built-in mixer shower over, pedestal washbasin with taps over, W.C, cupboard housing the wall mounted gas boiler.

#### **BEDROOM ONE :**

3.45m x 3.43m (11'4" x 11'3") UPVC double glazed window to the front, radiator, power points.

#### **BEDROOM TWO :**

3.25m x 3.05m (10'8" x 10'0") UPVC double glazed window to the rear, radiator and power points.

#### **EXTERIOR :**

The front garden is laid to lawn having established flower borders, with the off-road parking to the front and side of the bungalow which then continues to the single garage. The side gated access opens up to the rear garden, which is enclosed by panel fencing and is predominantly laid to lawn, with a shed. The property has side gated access to both sides of the bungalow. The property also benefits with affording plenty of sun throughout the day to the rear garden, along with plenty of space to add a garden room or conservatory, if desired.

#### **SINGLE GARAGE :**

Having a metal up and over door.

#### **DIRECTIONS**

From Spalding proceed in a northerly direction along the Pinchbeck Road and continue for approximately 2 miles into the village of Pinchbeck. Turn left at the mini roundabout, and then take the second left into Wimberley Way, and the property is on the right.

#### **AMENITIES**

The local primary school is close to the property and the centre of the village of Pinchbeck is within easy walking distance offering a range of shops, public house, doctors surgery, award winning butchers, hairdressers etc. The market town of Spalding is 2 miles distant and offers a full range of shopping, banking, leisure, commercial, educational and medical facilities and the cathedral city of Peterborough is 20 miles from the property offering a fast train link with London's Kings Cross minimum journey time 48 minutes.



**TENURE** Freehold

**SERVICES** All mains services. Gas central heating

**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**

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**Ref: M & M**

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		86 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		