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## Marbeck House, Northgate, West Pinchbeck PE11 3TB

**£485,000 Freehold**

- Total Site 0.3 Acres (STS)
- Semi-Rural Location with Field Views to the Rear
- 5 Bedrooms, 3 Reception Rooms
- Games Room/Study
- Multiple Off-Road Parking

Superbly presented 5 bedroom detached residence situated in a semi-rural location with field views to the rear. Accommodation comprising entrance hallway, lounge, dining room, kitchen diner, utility room, doakroom and study to the ground floor; 5 bedrooms (en-suite to the master) and family bathroom to the first floor. Games Room/Bedroom 6, Garage, ample off-road parking.

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#### ACCOMMODATION

Open porch with lantern light and through a composite door with full length obscured UPVC double glazed panels to both sides leading into:

#### ENTRANCE HALLWAY

9' 1" x 21' 5" (2.79m x 6.53m) Skimmed and decorative coved ceiling, decorative ceiling rose, 2 centre light points, radiator, BT point, understairs storage with shelving, smoke alarm, staircase rising to first floor, door into:

#### LOUNGE

11' 4" x 21' 3" (3.47m x 6.48m) UPVC double glazed window to the front elevation, UPVC double glazed French doors to the rear elevation, double radiator, single radiator, TV point, telephone point, skimmed and decorative coved ceiling, 2 decorative ceiling roses with 2 centre light points, wooden





fireplace with brick inserts and hearth, storage cupboard off housing electric consumer unit board.

From the Entrance Hallway double obscured double glazed doors leading into:

#### **DINING ROOM**

11' 9" x 12' 1" (3.60m x 3.69m) UPVC double glazed window to the front elevation, coved ceiling, decorative coving, centre ceiling rose and light point, radiator.

#### **CLOAKROOM**

4' 5" x 5' 9" (1.36m x 1.77m) Obscured UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, vinyl plank floor covering, part tiled walls, radiator, fitted with a two piece suite comprising low level WC and pedestal wash hand basin with taps.

From the Entrance Hallway into:

#### **STUDY**

8' 11" x 9' 1" (2.72m x 2.78m) UPVC double glazed window to the side elevation, skimmed and coved ceiling, centre light point, radiator, BT point.

From the Entrance Hallway into:

#### **KITCHEN DINER**

13' 3" x 15' 8" (4.05m x 4.80m) UPVC double glazed window to the rear and side elevations, UPVC double glazed French doors to the side elevation, double radiator, tiled flooring, fitted with a wide range of oak fitted base, eye level and larder units, work surfaces over, tiled splashbacks, under cabinet lighting, display cabinets, central island, ceramic hob with stainless steel canopy extractor hood over, integrated Neff double fan assisted electric oven, built-in integrated fridge freezer, integrated Neff dishwasher, inset one and a quarter bowl sink with mixer tap, TV point, door into:

#### **UTILITY ROOM**

7' 0" x 17' 1" (2.15m x 5.22m) UPVC double glazed window to the front elevation, 2 UPVC obscured double glazed doors, skimmed and coved ceiling, 2 centre light points, tiled flooring, radiator, alarm controls, storage cupboard off with shelving, fitted coat rail, extractor fan, fitted worktop with eye level units with work surfaces over, plumbing and space for washing machine, space for tumble dryer, floor standing oil fired Worcester boiler, door into Garage.

From the Entrance Hallway the staircase rises to:

#### **GALLERIED LANDING**

9' 3" x 12' 6" (2.82m x 3.83m) Skimmed and coved ceiling, centre light point, smoke alarm, radiator, UPVC double glazed window to the rear elevation, open archway into:

#### **FURTHER LANDING AREA**

3' 4" x 13' 2" (1.02m x 4.02m) Skimmed and coved ceiling, 2 centre light points, smoke alarm, radiator.



### MASTER BEDROOM

16' 1" x 27' 8" (4.92m x 8.44m) at the widest point. 2 UPVC double glazed windows to the rear elevation, skimmed ceiling, 2 centre light points, double radiator, TV point, telephone point, 4 double wardrobes, USB point.

### DRESSING ROOM AREA

Inset LED lighting. Door into:

### EN-SUITE

7' 3" x 9' 11" (2.23m x 3.03m) Obscured UPVC double glazed window to the rear elevation, skimmed ceiling, centre light point, extractor fan, vinyl plank flooring, radiator, tiled walls, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps and glass mirror over, corner bath with telephone mixer tap and further shower attachment tap.

From the First Floor Landing a door leads into:

### BEDROOM 3

13' 3" x 12' 5" (4.04m x 3.8m) UPVC double glazed window to the rear and side elevations, skimmed and coved ceiling, centre light point, BT point, radiator.

### BEDROOM 2

11' 11" x 18' 8" (3.65m x 5.69m) at the widest point. 2 UPVC double glazed windows to the front elevation, skimmed and coved ceiling, inset LED lighting, centre light point, radiator, BT point, TV point.

### BEDROOM 4

11' 3" x 17' 4" (3.45m x 5.29m) at the widest point UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, radiator, TV point.

### BEDROOM 5

11' 4" x 10' 7" (3.46m x 3.23m) UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, radiator, BT point.

### FAMILY BATHROOM

8' 10" x 9' 1" (2.71m x 2.78m) Obscured UPVC double glazed window to the side elevation, skimmed and coved ceiling, centre light point, extractor fan, part tiled walls, tiled flooring, radiator, fitted with a four piece suite comprising low level WC, pedestal wash hand basin with taps, bath with taps, shower enclosure with fitted thermostatic shower over.

### EXTERIOR

Brick pillared entrance with five bar gate leading on to an extensive gravelled driveway providing multiple off-road parking with a further block paved parking area in front of







the Garage. Extensive lighting. The front garden is mainly laid to lawn with hedged and fenced boundaries. Electric car charging point. Wooden gated access to both side elevations.

#### **GARAGE**

8' 6" x 17' 9" (2.6m x 5.42m) Up and over door, skimmed ceiling, centre light point, cold water tap, electric sockets, part partitioned with fire door leading into:

#### **BEDROOM 6/GAMES ROOM**

10' 5" x 15' 11" (3.18m x 4.86m) UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, radiator, telephone point, oak effect laminate flooring.

#### **REAR GARDEN**

Extensive flagstone patio, external lighting, electric socket, cold water tap, mainly laid to lawn with a wide range of mature shrub and tree borders, fenced boundaries to both sides and to the rear elevations. Field views to the rear. Oil storage tank. Wooden summerhouse with tiled roof and verandah.

The sheds listed below are all one but partitioned into the following:-

#### **GARDEN SHED**

7' 8" x 9' 10" (2.36m x 3.0m) Lighting.

#### **TOOL SHED**

5' 11" x 5' 9" (1.82m x 1.76m)

#### **FURTHER**

6' 0" x 9' 8" (1.83m x 2.96m) Currently used as bike store.

#### **SERVICES**

Mains water and electricity. Oil central heating.

Treatment plant.

There is a burglar alarm system.

#### **DIRECTIONS**

From Spalding proceed in a northerly direction along Pinchbeck Road continuing to Pinchbeck. Turn left into Knight Street, passing the shops, veering right over the Approach and continue into Northgate. Follow the road to West Pinchbeck and the property is situated on the right hand side.





# Northgate, Pinchbeck, Spalding, PE11

APPROX. GROSS INTERNAL FLOOR AREA 2517 SQ FT 233.8 SQ METRES  
(INCLUDES GARAGE & OFFICE / EXCLUDES RESTRICTED HEAD HEIGHT)





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39-54	E	47 E	
21-38	F		
1-20	G		

**TENURE** Freehold

**SERVICES** See notes

**COUNCIL TAX** BAND E

## 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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