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**19 Cherry Holt Lane, Pinchbeck PE11 3PW**

**£249,995 Freehold**

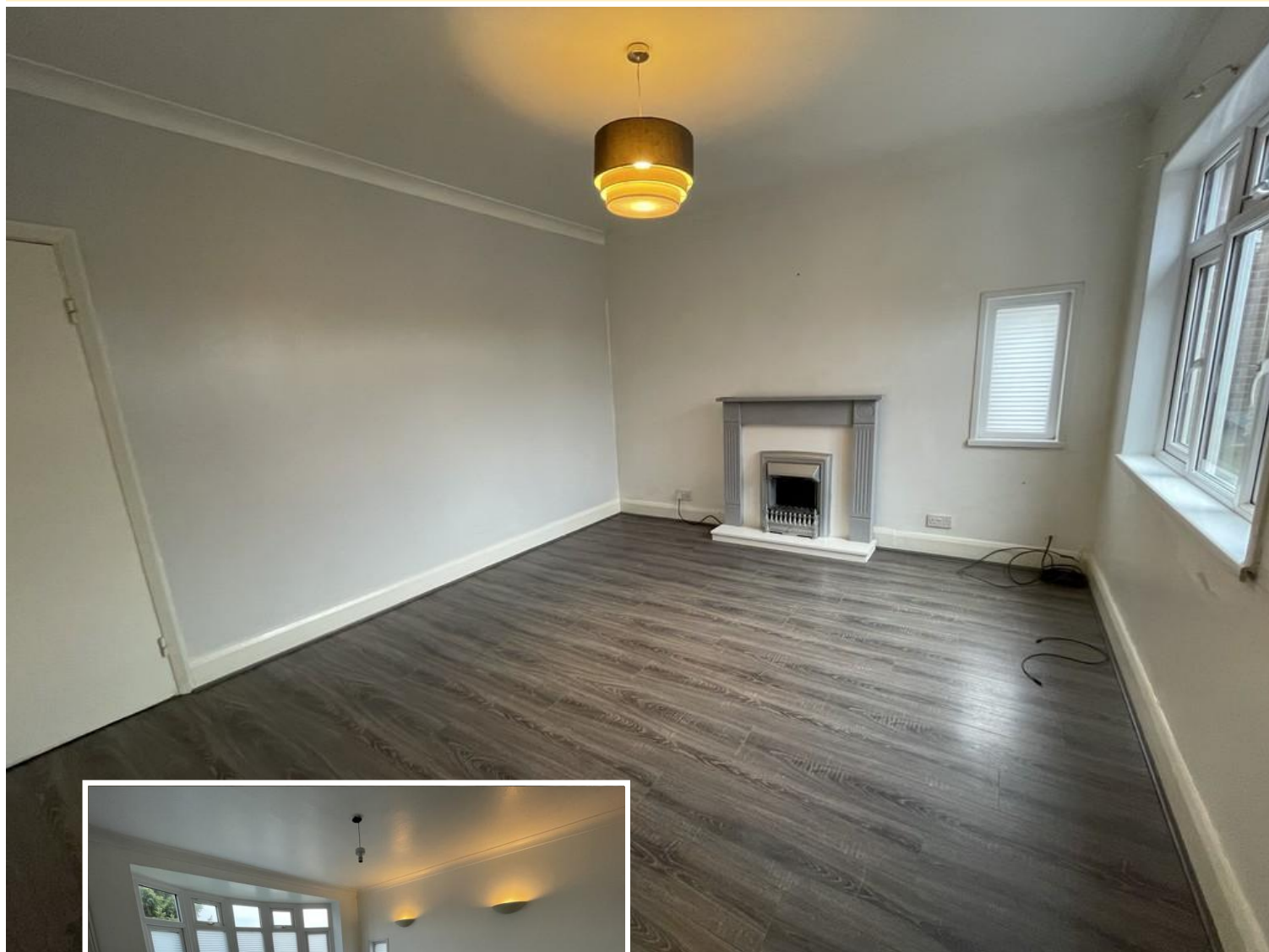
- Popular Village Location
- Refurbished 3 Bedroom Property
- Refitted Kitchen and Bathroom
- Gas Central Heating
- Viewing Recommended

Older style, refurbished, 3 bedroom detached family home in popular village location with established gardens, driveway and garage. Gas central heating, UPVC double glazed windows. Lounge, dining room, refitted kitchen, pantry, utility room and cloakroom to the ground floor; landing, 3 bedrooms and refitted bathroom to the first floor.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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#### **ACCOMMODATION**

Pair of UPVC front entrance doors with side panels to:

#### **ENTRANCE PORCH**

Ceiling light, UPVC double glazed door opening into:

#### **RECEPTION HALL**

Radiator, ceiling light, smoke alarm, door bell chime, central heating timer control, staircase off, doors arranged off to:

#### **LOUNGE**

11' 3" x 12' 9" (3.43m x 3.89m) maximum measured into the curved bay UPVC double glazed window to the front elevation, small side UPVC double glazed window, 4 burner gas fire and point (disconnected - non compliant), radiator, ceiling light, 2 wall lights, coved cornice.



### DINING ROOM

13' 11" x 11' 10" (4.25m x 3.61m) UPVC double glazed windows to the rear and side elevations, fireplace with electric fire, telephone point, coved cornice, radiator, ceiling light, door to:

### KITCHEN

8' 4" x 7' 11" (2.55m x 2.42m) Quarry tiled floor, single drainer stainless steel sink unit with hot and cold taps, fitted base cupboards and drawer beneath, roll edged worktop, radiator, UPVC double glazed window to both sides, ceiling light, door to:

### UTILITY/REAR PORCH

8' 2" x 4' 9" (2.50m x 1.46m) plus recess 3' 4" x 2' 5" (1.04m x 0.76m), plumbing and space for washing machine, vent for tumble dryer, worktop, hand basin, ceiling light, half glazed external entrance door, small side window, door to:

### SEPARATE WC

UPVC double glazed window, heated towel rail, two piece suite comprising low level WC and wash hand basin with mixer tap.

From the Reception Hall the staircase rises to:

### FIRST FLOOR LANDING

UPVC double glazed side window, access to loft space, coved cornice, smoke alarm, sliding door to:

### BATHROOM

5' 11" x 4' 11" (1.82m x 1.52m) Recently refitted three piece suite comprising panelled bath with Mira Sport shower over, hand basin, low level WC, ceiling light, UPVC double glazed window.

### BEDROOM 1

11' 3" x 10' 11" (3.45m x 3.34m) UPVC window to the front elevation, coved cornice, ceiling light, decorative ceramic tiled fireplace, radiator.

### BEDROOM 2

11' 3" x 11' 10" (3.43m x 3.61m) Decorative ceramic tiled fireplace, secondary glazed window to the rear, coved cornice, ceiling light, radiator, built-in Airing Cupboard housing the modern Worcester gas fired combi boiler.

### BEDROOM 3

7' 3" x 5' 11" (2.22m x 1.81m) Radiator, coved cornice, ceiling lights, secondary glazed window to the front elevation.

### EXTERIOR

There is an established garden to the front with lawn, shrubs, large conifer and flowers. Low retaining capped brick wall to the front boundary, initially gravelled leading to concrete driveway with multiple parking and access to the:

### DETACHED GARAGE

16' 4" x 8' 5" (5.00m x 2.57m) Brick construction beneath a flat roof with up and over door, concrete floor, power and lighting, side personnel door.

### ESTABLISHED REAR GARDENS

Predominantly laid to lawn along with a store shed and concrete paved patio area.

### DIRECTIONS

From Spalding proceed in a northerly direction along the Pinchbeck Road continuing to Pinchbeck and turning left opposite the Church at the mini roundabout into Rose Lane, turn third left and left again into Cherry Holt Lane and the property is situated on the right hand side.

# THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

**TENURE** Freehold

**SERVICES** All Mains

**COUNCIL TAX** BAND C

## 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: S11691

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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