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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



124 Pinchbeck Road, Spalding PE11 1QN

Guide Price: £599,995 Freehold

- 4 Bedroom Detached Residence
- Prime Location
- Total Site 0.47 Acres
- Tandem Garage
- Viewing Recommended

Substantial detached residence situated in prime location with accommodation comprising of Entrance Porch, Entrance Hallway, Lounge, Dining Room, Kitchen/Breakfast Room, Cloakroom, UPVC double glazed Edwardian Conservatory, Four Bedrooms, Family Bathroom, mature grounds, extensive Tandem Garage with doors to front and rear. Potential (STP) for extensions. **NO ONWARD CHAIN**

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



Wooden obscured glazed door to front elevation, matching obscured glazed panels to both side elevations leading into:

ENTRANCE PORCH

3' 6" x 6' 7" (1.09m x 2.02m) centre light point, obscured glazed panel to side elevation leading to solid wooden leaded glazed door and obscured 2 x double glazed leaded decorative panels to the side elevations. Leading into:

ENTRANCE HALLWAY

7' 7" x 12' 7" (2.33m x 3.86m) coved ceiling, centre light point, single radiator, telephone point, recessed light and shelf, stairs leading off to first floor split level landing. Door off leading into:



DOWNSTAIRS CLOAKROOM

6' 2" x 6' 7" (1.88m x 2.02m) With obscured UPVC double glazed window to the rear elevation, skimmed ceiling with inset LED lighting, extractor fan, central heating controls, tiled floor, part tiled walls, fitted with two piece suite comprising low level WC, pedestal wash-hand basin with mixer tap, electric consumer unit, fitted cupboard, coat rail.

DINING ROOM

12' 5" x 12' 7" (3.81m x 3.84m) With UPVC leaded double glazed corner window to the front elevation, coved ceiling with centre light point, double radiator, feature tiled fireplace with open grate, television point, serving hatch to kitchen, door off to:

LOUNGE

16' 10" x 21' 11" (5.15m x 6.70m) With UPVC leaded double glazed bay window to the front elevation, UPVC leaded double glazed bay window to the side elevation, glazed doors to rear elevation with matching glazed panels to both sides leading into the conservatory, coved ceiling, centre light point, 2 x wall lights, telephone point, television point, 2 x single radiators located in bay window, 2 recessed lights and shelves, feature tiled fireplace with open tiled hearth and grate, inset shelving.

CONSERVATORY

12' 10" x 18' 2" (3.93m x 5.54m) Of dwarf brick wall and UPVC construction with polycarbonate roof, UPVC double glazed windows to both sides and rear elevation with full length openings, UPVC double glazed French doors to rear elevation, television point, double radiator, power points, wall mounted Dimplex heater (not tested).

KITCHEN/BREAKFAST ROOM

13' 0" x 13' 4" (3.98m x 4.08m) With UPVC double glazed window to the rear elevation, obscured UPVC double glazed door to the side elevation leading into outer hallway, skimmed and coved ceiling with inset LED lighting, tiled flooring, fitted with wide range of base, eye level and drawer units with preparation corian surfaces over, corian drainer, inset square sink with mixer tap, integrated NEFF full size dishwasher, integrated Bosch washing machine, inset Liebherr fridge/freezer (included in sale), under cabinet lighting, integrated NEFF four gas ring hob with central hot plate with canopy extractor hood over, integrated NEFF combination microwave, integrated Britannia electric oven.

OUTER HALLWAY

2' 11" x 15' 5" (0.91m x 4.7m) centre light point, obscured UPVC double glazed door to the front elevation, obscured UPVC double glazed door to the rear elevation.

FIRST FLOOR LANDING



Split level landing with full length leaded decorative glazed window to the rear elevation, coved ceiling with centre light point, loft access (dark room area for photography), first floor landing has fitted storage cupboard housing hot water cylinder with slatted shelving, UPVC double glazed window to the rear elevation.

MASTER BEDROOM

12' 5" x 14' 0" (3.79m x 4.29m) With UPVC double glazed curved window to the front elevation, UPVC double glazed door to side elevation leading on to garage flat roof, UPVC double glazed door to the other side elevation leading onto further balcony, coved ceiling with centre light point, double radiator, 2 x fitted wall lights, fitted wardrobes into recess with hanging rail and over-storage.

BEDROOM 2

9' 7" x 12' 5" (2.93m x 3.79m) With UPVC double glazed window to the rear elevation, coved ceiling with centre light point x 2, fitted radiator, fitted sink with hot and cold tap, storage into recess with hanging rail for further wardrobe space.

BEDROOM 3

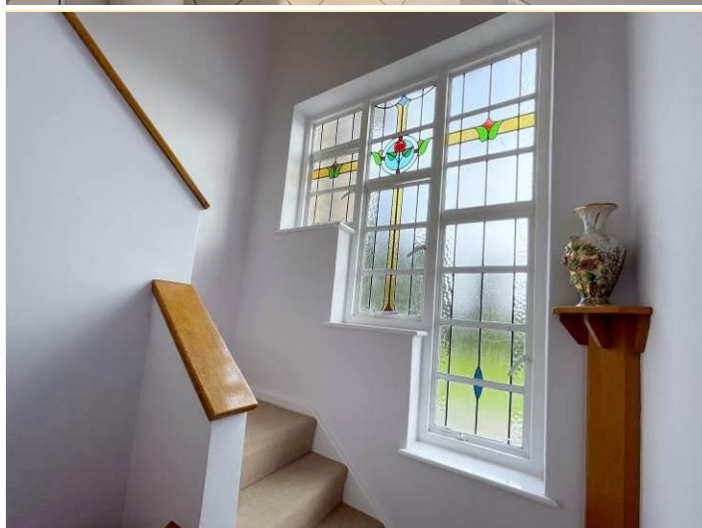
10' 9" x 12' 0" (3.28m x 3.66m) With UPVC double glazed leaded curved window to the front elevation, coved ceiling with centre light point, fitted wardrobe fitment with 2 x double wardrobe with over-head storage and central dressing table with glass mirror and lighting.

BEDROOM 4

9' 0" x 8' 10" (2.75m x 2.71m) With UPVC leaded double glazed window to the front elevation, coved ceiling with centre light point, single radiator, fitted wardrobe into recess with hanging rail (shared with Bedroom 3, with access from both rooms).

FAMILY BATHROOM

6' 7" x 10' 4" (2.01m x 3.15m) With obscured UPVC double glazed window to the rear elevation, skimmed and coved ceiling with inset downlighters, extractor fan, part tiled walls, full tiling to shower area, tiled flooring, full length heated towel rail, fitted with a four piece suite comprising low level WC, wash hand basin fitted into vanity unit with storage below, further drawer units, matching wall cabinet, shaver point, corner bath with mixer tap and further shower attachment, fully tiled shower cubicle with fitted Mira thermostatic shower over.





EXTERIOR

In and out driveway to the front which is approached by dwarf brick walling and pillared entrance, wrought iron gates leading to an extensive tarmac driveway, mature shrubs and trees. Fenced boundaries to both side elevations, extensive lantern lighting.

GARAGE

11' 3" x 42' 9" (3.45m x 13.05m) With wooden sliding obscure glazed doors to the front elevation, electric consumer unit, gas meter, power and lighting, glazed window to the side elevation, up and over garage door to rear elevation providing access from the rear of the property, plumbing and space for washing machine, tap.

REAR GARDEN

Brick built boiler house with fitted gas fired boiler. Wrought iron gated access from the front leading into the rear garden with paved pathways leading to an extensive paved patio area, outdoor tap, further patio area, garage door with access to rear. The garden is mainly laid to lawn with a wide range of mature shrubs and tree borders, extensive area with outdoor lantern lighting, rockery, garden shed, wide range of mature trees to rear, wooden garden summer house, further patio area to front elevation. Attached to the garage there is a brick storage shed with power and lighting.

DIRECTIONS

From Spalding proceed in a northerly direction along Pinchbeck Road. The subject property can be found on the right hand side.

AMENITIES

The town has a wide range of shopping, banking, leisure, commercial and educational facilities along with the Springfields Shopping Outlet, Festival Gardens and Spalding Golf Course. The cathedral city of Peterborough is approximately 19 miles to the south and has a fast train link with London's Kings Cross minimum journey time 50 minutes.







GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

TENURE Freehold

SERVICES All mains

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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Ref: 16022

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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