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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



9 Dozens Bank, West Pinchbeck PE11 3NF

£179,950 Freehold

- 2 Bedroom Semi-Detached House
- No Chain
- Lounge Diner
- Ideal First Time Buy
- Off Set Amenity Area

Traditional semi-detached house with oil central heating and UPVC windows. Entrance porch, lounge diner, utility/boiler room, separate WC and fitted kitchen to the ground floor; 2 bedrooms and bathroom to the first floor. No onward chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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ACCOMMODATION

Part glazed UPVC front entrance door to:

ENTRANCE PORCH

Double radiator, fuse board, ceiling light, staircase off, access to:

LOUNGE DINER

21' 7" x 14' 4" (6.59m x 4.39m) maximum Open grate with raised hearth, UPVC windows to the front and rear elevations, 2 radiators, telephone point, 2 ceiling lights, understairs store cupboard, multi pane glazed door to:

UTILITY/BOILER ROOM

8' 11" x 4' 10" (2.74m x 1.49m) Boulter oil fired central heating boiler, double radiator, plumbing and space for washing machine, coat hooks, wall cupboard, ceiling light, UPVC window to the rear elevation, door to:



SEPARATE WC

Low level suite, obscure glazed UPVC window, ceiling light.

FITTED KITCHEN

12' 9" x 7' 0" (3.89m x 2.15m) Comprehensive range of fitted units comprising base cupboards and drawers beneath the roll edged worktops with inset circular bowl single drainer sink unit with mono block mixer tap, built-in electric oven, fridge freezer, 4 ring ceramic hob, multi speed cooker hood, laminate flooring, eye level wall cupboards, glazed display cabinets, tiled walls, ceiling light, UPVC side window, half glazed UPVC external entrance door, radiator.

From the Entrance Porch the carpeted staircase rises to:

FIRST FLOOR LANDING

Ceiling light, radiator, UPVC side window, doors arranged off to:

BEDROOM 1

13' 3" x 9' 0" (4.05m x 2.76m) minimum plus large recess Ceiling light with propeller style fan, 2 wall lights, loft hatch, UPVC front window, radiator, shelved store cupboard.

BEDROOM 2

12' 0" x 8' 1" (3.68m x 2.47m) average UPVC window to the rear elevation, ceiling light, radiator, Airing Cupboard housing hot water cylinder.

BATHROOM

9' 3" x 8' 0" (2.82m x 2.46m) Panelled corner Jacuzzi bath with tiled splashback and Triton electric shower over, low level WC, pedestal wash hand basin, half tiled walls, radiator, ceiling light, obscure glazed UPVC window.

EXTERIOR

At the front of the property there is a neat lawned garden with pathway, shrubs and bushes and a post and rail fence to the front boundary with hand gate leading to the pathway at the front. To the rear there is an enclosed courtyard attached brick store, fencing and gate. Vehicular access is gained further along the row of houses to an access road to the rear of the property where there is a concrete driveway and fencing discreetly hiding the oil storage tank. The gardens to the rear are offset from the properties and when standing with your back to the house the garden for No. 9 is way off to the left. This is a lawned garden/a menity area with fencing and trees to the rear providing a useful play area or potential for space to erect a summerhouse or garaging (subject to the usual planning consent).

DIRECTIONS

From Spalding proceed in a westerly direction along Winsover Road, continue into Bourne Road and proceed into Podge Hole following the sharp right hand bend into Dozens Bank. Towards the end of Dozens Bank the property is situated on the right hand side and the access road is midway along the pairs of houses leading round to the rear.

AMENITIES

West Pinchbeck has a school and Church. The village of Pinchbeck is easily accessed with a range of facilities and the town of Spalding is less than 4 miles from the property offering a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations.



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 misstatement. 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 can be made as to their condition or operation.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E		
21-38	F	32 F	
1-20	G		

TENURE Freehold

SERVICES Mains water, electricity and drainage.
Oil central heating.

COUNCIL TAX BAND A

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: S11736

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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