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Bradford Lodge, Northgate, West Pinchbeck PE11 3TB

£440,000 Freehold

- Semi-Rural Location
- Open Plan Kitchen/Diner/Family Room
- Ground Floor Bedroom and En-Suite
- Gated Ample Off Road Parking
- Oil Central Heating

Spacious individual 5 bedroom detached house in pleasant non-estate location. Superbly appointed throughout. Ample parking, established gardens and garage. Viewing highly recommended.

SPALDING 01775 766766 BOURNE 01778 420406

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



ACCOMMODATION

UPVC glazed double doors to:

ENTRANCE PORCH

With tiled step, ceiling light, pair of UPVC obscure glazed inner doors opening into:

LARGE RECEPTION HALL

Tiled floor, decorative coved cornice, 2 pendant light fittings, 2 radiators (one with fretwork cover), doors arranged off to:

CLOAKROOM

Tiled floor, two piece suite comprising low level WC and hand basin with store cupboard beneath,



coved cornice, ceiling light, obscure glazed UPVC window, radiator.

LOUNGE

18' 6" x 12' 7" (5.65m x 3.85m) Fitted carpet, radiator, UPVC window to the front elevation, recessed ceiling lights, wall light, stunning fitted full length wall unit with storage cupboards, display shelving and integrated contemporary log effect electric fire.



GROUND FLOOR BEDROOM 5

11' 4" x 15' 4" (3.46m x 4.68m) Coved and textured ceiling, 2 single wardrobes, over bed storage cupboards, UPVC window, fitted carpet, door to:

EN-SUITE SHOWER ROOM

Fitted three piece suite comprising shower cabinet with Triton shower, hand basin with vanity storage unit, low level WC with push button flush, fully tiled walls, recessed ceiling lights, vertical radiator/towel rail, recessed shelved store cupboard.



UTILITY ROOM

9' 4" x 5' 2" (2.85m x 1.60m) minimum Fitted base cupboard, worktop with integrated resin sink unit with mixer tap, intermediate wall tiling, matching eye level wall cupboards, plumbing and space for washing machine and dishwasher, space for tumble dryer, half glazed UPVC external entrance door, tiled floor, fluorescent strip light, personnel door to the garage.



KITCHEN/DINER/FAMILY ROOM

21' 9" x 12' 1" (6.65m x 3.69m) Multi pane glazed double doors from the Reception Hall, tiled floor, contemporary range of fitted units comprising numerous base cupboards and drawers, roll edged worktops, intermediate wall tiling, American style fridge freezer with water dispenser set within housing unit with store cupboards, Rangemaster Range style cooker (electric) with integrated cooker hood, integrated dishwasher, one and a quarter bowl ceramic sink unit with mixer tap, decorative coved cornice, decorative ceiling rose with pendant light fitment, recessed ceiling lights, UPVC window, pair of UPVC French doors to the rear elevation, radiator, part glazed door to:



OFFICE

12' 2" x 11' 1" (3.72m x 3.38m) Coved cornice, ceiling light, UPVC windows to the side and rear elevations, radiator, wash hand basin with wall light above, TV point.



AGENTS NOTE

The ground floor Bedroom 5, En-Suite shower room and office could combine to form an Annexe if required.

From the Reception Hall the carpeted staircase rises to:

FIRST FLOOR LANDING

Access to loft space, large built-in Airing Cupboard with hot water cylinder and doors arranged off to:

BEDROOM 1

11' 9" x 18' 7" (3.59m x 5.67m) maximum UPVC window to the front elevation with open views of farmland, fitted carpet, coved cornice, decorative ceiling rose with pendant light fitment, 2 wall lights, radiator.

MODERN EN-SUITE SHOWER ROOM

6' 11" x 9' 4" (2.13m x 2.86m) Full width walk-in shower cabinet with hand held and overhead shower sprinklers, low level WC with concealed cistern and push button flush, hand basin set within vanity unit with store cupboards and drawers, ceiling lights, coved cornice, vertical radiator/towel rail, obscure glazed UPVC window, tiled floor, extractor fan.

BEDROOM 2

18' 7" x 12' 7" (5.67m x 3.84m) UPVC window to the front elevation with views of open farmland, fitted carpet, coved cornice, ceiling light, radiator.

BEDROOM 3

11' 4" x 12' 8" (3.46m x 3.88m) Coved cornice, radiator, UPVC window to the rear elevation with views over the garden and farmland beyond.

BEDROOM 4

10' 5" x 9' 4" (3.18m x 2.87m) maximum UPVC window to the front elevation, radiator, coved cornice, ceiling light.

BATHROOM

7' 8" x 11' 8" (2.36m x 3.57m) Four piece suite comprising roll top bath with ball and claw feet and mixer tap, independent shower cabinet, low level WC with concealed cistern and push button flush,



hand basin with vanity storage unit and mixer tap, tiled floor, tiled walls, coved cornice, extractor fan, adjustable ceiling light fitment, vertical radiator/towel rail.

EXTERIOR

There is a lawned front garden with stocked border, high privet hedge to the front boundary, twin wrought iron hand gates opening on to a gravelled driveway and turning bay with multiple parking and access to:

INTEGRAL GARAGE

Remote control roller style door, textured ceiling, fluorescent strip light, side window, oil fired central heating boiler, concrete floor, power and lighting, personnel door.

Gated access to either side of the property, to the right hand side there is a wide gravelled area with modern oil storage tank and access through to:

ESTABLISHED REAR GARDEN

Laid to lawn with shrubs and plants, fencing to the side and rear boundaries, views of open farmland beyond, semi circular paved patio area with external lighting, raised planter and small summerhouse.

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 and follow the road down to West Pinchbeck.



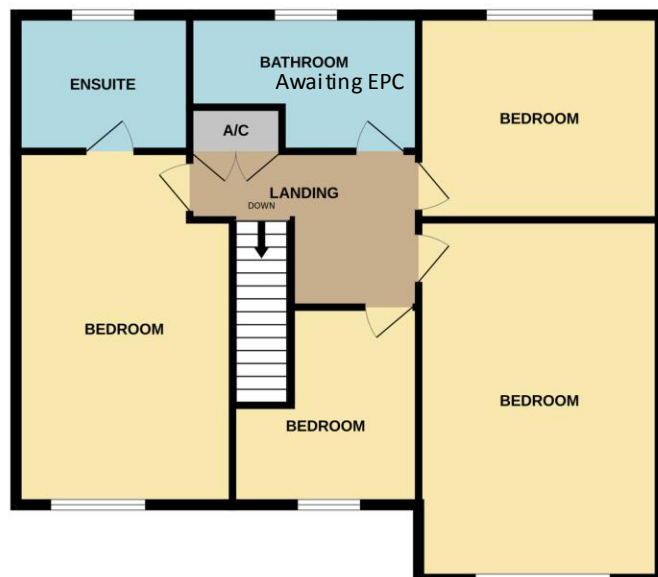


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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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TENURE Freehold

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

COUNCIL TAX BAND D

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: S11827

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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