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12 Orchid Place, Pinchbeck PE11 5AG

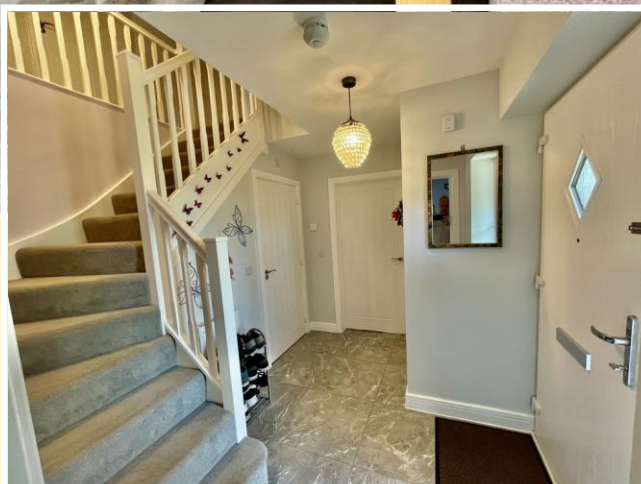
£379,995 Freehold

- Detached Family House
- 4 Bedrooms, En-Suite
- Popular Village
- Parking for 2 Cars, Single Garage
- Field Views to the Front

Superbly presented detached residence situated in village location with field views to the front. Accommodation comprising entrance hallway, cloakroom, lounge, study, open plan kitchen/diner/family room to the ground floor; 4 bedrooms, en-suite to the master and family bathroom. Single garage, off-road parking for 2 vehicles, established low maintenance rear gardens.

SPALDING 01775 766766 BOURNE 01778 420406

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



ACCOMMODATION

Composite obscured double glazed door with matching full length UPVC double glazed panels to the side leading into:

ENTRANCE HALLWAY

Skimmed ceiling, centre light point, smoke alarm, staircase rising to the first floor, storage cupboard off housing electric consumer unit board, polished porcelain tiled flooring, door to:

CLOAKROOM

Skimmed ceiling, extractor fan, centre spotlight fitment, part tiled walls, vinyl floor covering, fitted with a two piece suite comprising low level WC and pedestal wash hand basin with mixer tap.



FORMAL LOUNGE

22' 11" x 10' 4" (6.99m x 3.16m) UPVC double glazed window to the front elevation, skimmed ceiling, 2 centre light points, double radiator, TV point, BT point, solid oak glazed sliding doors leading into:

STUDY/OFFICE

This room was partitioned off the Lounge and the Lounge can easily be converted back to full size if required. UPVC double glazed French doors to the rear elevation with matching full length UPVC double glazed panels to both side, telephone point, skimmed ceiling, centre light point, double radiator.

From the Entrance Hallway leading into:

OPEN PLAN KITCHEN/DINER/FAMILY ROOM

KITCHEN AREA

11' 10" x 8' 10" (3.63m x 2.70m) UPVC double glazed window to the front elevation, skimmed ceiling, inset LED lighting, porcelain polished tiled flooring, fitted with a wide range of base and eye level units, Quartz worktops, Quartz splashbacks, integrated Induction hob, electric stainless steel fan assisted oven, integrated stainless steel combination oven, integrated fridge freezer, integrated dishwasher, integrated washing machine, opening into:

DINING AREA

9' 1" x 7' 9" (2.78m x 2.37m) 3 centre light points, porcelain tiled flooring, UPVC double glazed French doors to the rear elevation, opening into the:

FAMILY ROOM

10' 3" x 9' 5" (3.14m x 2.88m) UPVC double glazed window to the rear elevation, skimmed ceiling, inset LED lighting, radiator, TV point.

From the Entrance Hallway the staircase rises to:

FIRST FLOOR GALLERIED LANDING

Skimmed ceiling, centre light point, door into:

MASTER BEDROOM

14' 3" x 10' 4" (4.35m x 3.16m) UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, radiator, TV point, telephone point, door into:





EN-SUITE

7' 7" x 4' 7" (2.32m x 1.42m) UPVC double glazed window to the side elevation, part tiled walls, stainless steel heated full length towel rail, vinyl floor covering, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap, tiled shower enclosure with fitted Mira thermostatic shower with rainfall shower head and further shower attachment tap.

BEDROOM 2

11' 8" x 10' 0" (3.58m x 3.06m) UPVC double glazed window to the front elevation, skimmed ceiling, centre light point, radiator.

BEDROOM 3

9' 7" x 8' 4" (2.94m x 2.56m) UPVC double glazed window to the rear elevation, skimmed ceiling, centre light point, double radiator.

BEDROOM 4

10' 9" x 8' 4" (3.29m x 2.55m) UPVC double glazed window to the rear elevation, skimmed ceiling, centre light point, radiator.

FAMILY BATHROOM

7' 4" x 6' 3" (2.24m x 1.91m) Obscured UPVC double glazed window to the rear elevation, part tiled walls, skimmed ceiling, inset LED lighting, extractor fan, fitted with a three piece suite comprising low level WC, wash hand basin with mixer tap, bath with mixer tap, shower screen and fitted thermostatic shower over.

EXTERIOR

The front garden is laid to lawn with shrub borders, paved pathways, block paved driveway to the side providing off-road parking for 2 vehicles and leading to the garage. Side access gate into rear gardens.

GARAGE

Up and over door, power and lighting, overhead storage.

REAR GARDEN

Low maintenance garden with flagstone patio area, external lighting, cold water tap, fenced boundaries to both sides and to the rear elevations, raised shrub borders and trees, Astro turf.

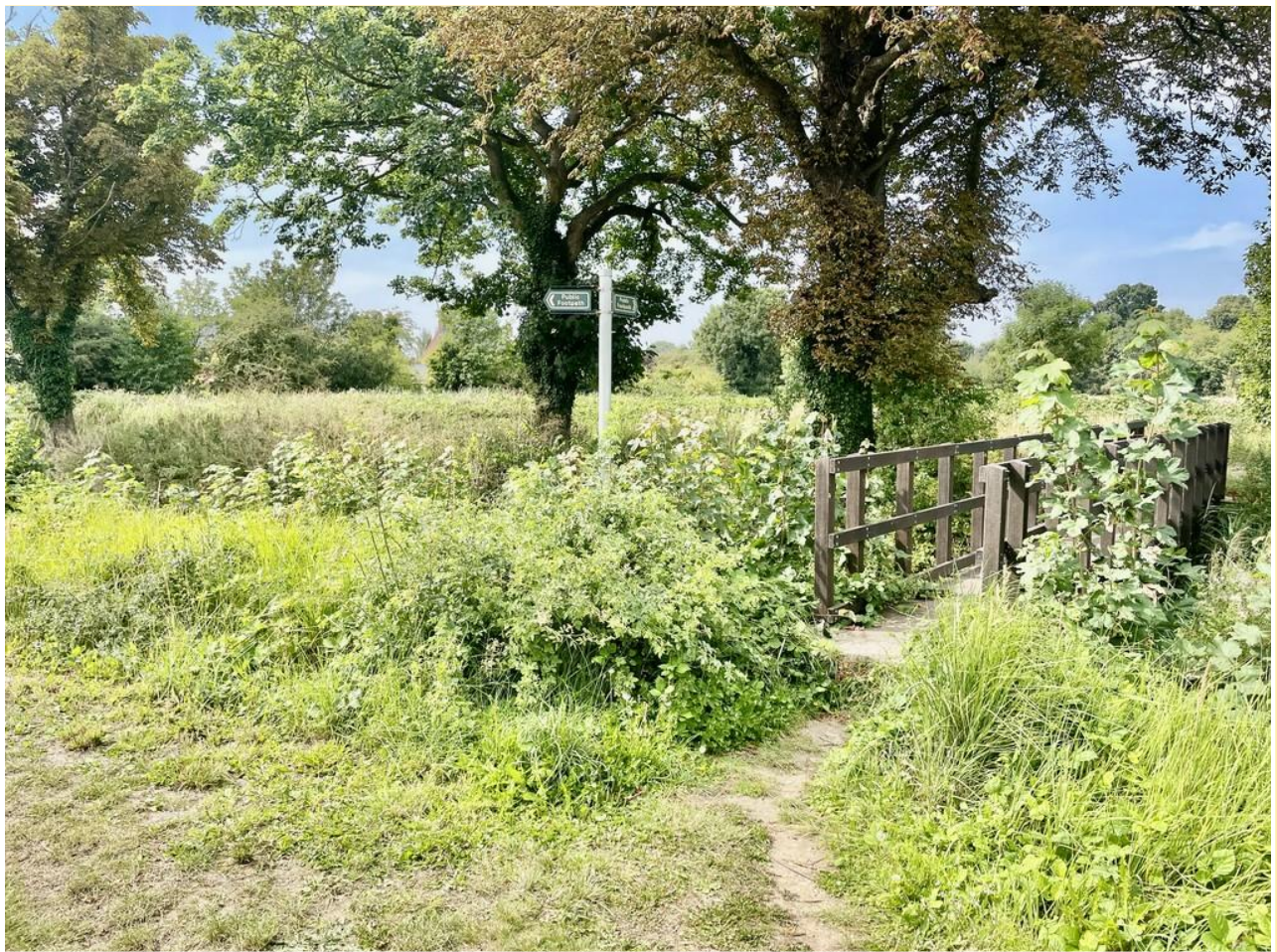


DIRECTIONS

From Spalding proceed in a northerly direction along the Pinchbeck Road, continuing up to Wardentree Lane turning right at the traffic lights and then turn left into Belway Homes Development (Sunflower Avenue), follow the road without deviation and taking a left hand turning into Orchid Place and follow down and the property is located on the left hand side.

AMENITIES

The Morrisons Supermarket and Pinchbeck village are within easy walking distance with a range of shops including an award winning Butchers, church, public house, hairdressers etc. The Georgian market town of Spalding is 2 miles from the property offering a wide range of facilities.





First Floor

Bedroom 1	4.35m x 3.16m (max)	14'3" x 10'4" (max)
Bedroom 1 En Suite	2.32m x 1.42m	7'7" x 4'8"
Bedroom 2	3.58m x 3.06m (max)	11'9" x 10'1" (max)
Bedroom 3	2.94m x 2.56m	9'8" x 8'5"
Bedroom 4	3.29m x 2.55m (max)	10'9" x 8'4" (max)
Bathroom	2.24m x 1.91m	7'4" x 6'3"



Ground Floor

Kitchen	3.63m x 2.70m	11'11" x 8'10"
Dining	2.78m x 2.37m	9'2" x 7'9"
Family	3.14m x 2.88m	10'4" x 9'5"
Living Room	6.99m x 3.16m	22'11" x 10'4"
Cloakroom	1.86m x 0.90m	6'1" x 3'0"

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		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES All Mains

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: S11844

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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