

EST 1770



Longstaff^{.COM}

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



29 Poachers Gate, Pinchbeck, Spalding, Lincolnshire. PE11 3JP

£189,950 Freehold

- Attractive and Well-Maintained Bungalow
- Two Double Bedrooms
- Established Front and Rear Gardens
- Detached Garage

Attractive and well-maintained attached bungalow with entrance hall, Lounge, dining/kitchen, two double bedrooms and bathroom. Gas central heating. Established front and rear gardens, driveway and garage. UPVC windows.

SPALDING 01775 766766 BOURNE 01778 420406

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



ACCOMMODATION

Recess to obscure glazed UPVC front entrance door to:

RECEPTION HALL

12' 11" x 3' 11" (3.95m x 1.20m)

Tiled floor, coved cornice, ceiling light, access to loft space, radiator, recess with fitted cupboard housing the Baxi combi boiler. Doors arranged off to:

LOUNGE

12' 9" x 11' 10" (3.91m x 3.62m)

Laminate flooring, decorative fire surround with coal effect electric fire, UPVC window to the front elevation, coved and textured ceilings, ceiling light, radiator, TV point.



KITCHEN/DINER

9' 8" x 10' 11" (2.96m x 3.33m)

Tiled floor, range of units comprising base cupboards and drawers beneath the roll edge worktops with intermediate wall tiling, matching eye level wall cupboards, cooker hood, electric ceramic hob, electric oven, plumbing and space for washing machine, single drainer stainless steel sink unit, fusebox, coved cornice, ceiling light, UPVC window to the rear elevation, glazed UPVC external entrance door opening into the garden.

BEDROOM 1

11' 11" x 9' 10" (3.65m x 3.00m)

Laminate flooring, radiator, UPVC window to the front elevation, coved cornice, ceiling light.

BEDROOM 2

10' 11" x 9' 1" (3.33m x 2.77m)

Laminate flooring, coved cornice, ceiling light, radiator, UPVC window to the rear elevation.

BATHROOM

6' 9" x 5' 5" (2.06m x 1.67m) plus door recess.

Panel bath with Aquatron electric shower over, shower screen and fully tiled surround, pedestal wash hand basin, low level WC, obscure glazed UPVC window, extractor fan, ceiling light, vertical radiator/towel rail.

EXTERIOR

The property is situated on a corner plot with established gardens to the front, side and rear. The front and side gardens are gravelled with stepping stone pathway and a selection of inset shrubs, bushes and plants. Side access with hand gate to:

ESTABLISHED REAR GARDEN

Patio area, small lawn, stocked beds with plants and shrubs, stocked borders, slate chipped patio area, wall to the outer boundary, hand gate to rear driveway and access to:

DETACHED BRICK GARAGE

With up and over door and concrete floor.

DIRECTIONS

From Spalding proceed in a northerly direction along the Pinchbeck Road, continue through Pinchbeck and take a left hand turning into Crossgate Lane then first right into Poachers Gate where upon the property is situated on the left hand side just before the turning into Keepers Close.

AMENITIES

The village of Pinchbeck has a variety of facilities including shops, primary school, doctors surgery, supermarket etc. Spalding town centre is just over two miles from the property and offers a full range of shopping, banking, leisure, commercial, educational and medical facilities.

GROUND 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 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 as to their operability or efficiency can be given.
Issue with floorplans 12/2015

TENURE Freehold

SERVICES All mains

COUNCIL TAX BAND B

LOCAL AUTHORITIES

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

Ref: 17357

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.

ADDRESS

R. Longstaff & Co LLP.

5 New Road

Spalding

Lincolnshire

PE11 1BS

CONTACT

T: 01775 766766

E: spalding@longstaff.co.uk

www.longstaff.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		