

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.

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ACCOMMODATION

Recess to obscure glazed UPVC frontentrance door to:

RECEPTION HALL

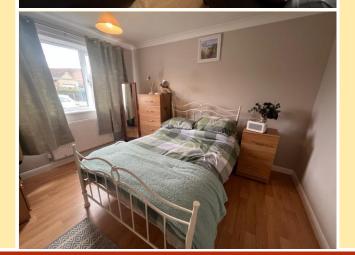
12' 11" x 3' 11" (3.95m x 1.20m)

Tiled floor, coved comice, ceiling light, access to loftspace, 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 frontelevation, coved comice, ceiling light.

BEDROOM 2

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

Laminate flooring, coved comice, 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 Aquatronic electricshower 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.

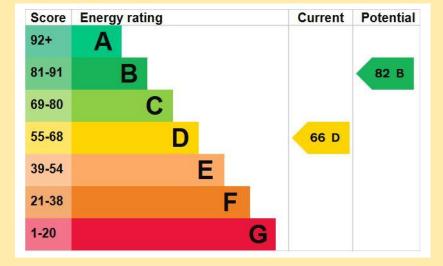
DIRECTIONS

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 Gose.

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.

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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

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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.

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