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The Cottage, Tydd Road, West Pinchbeck PE11 3PZ

£325,000 Freehold

- Character Cottage
- 3 Double Bedrooms
- Field Views
- Off Road Parking for Multiple Vehicles
- Mature Rear Gardens

Superbly presented character Georgian cottage dating back to 1785 with accommodation comprising entrance porch, kitchen diner, lounge, separate dining room, conservatory, 3 double bedrooms and shower room. Situated in a semi-rural location with field views to the front, rear and side. Full UPVC double glazed windows and doors. Situated on approximately a quarter of an acre plot (STS) with mature rear gardens and multiple off road parking to the front.

SPALDING 01775 766766 BOURNE 01778 420406

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



ACCOMODATION

Front entrance with double outside lantern lighting leading to a composite obscure double glazed door, leading into;

ENTRANCE PORCH

3' 6" x 4' 0" (1.07m x 1.22m) Skimmed ceiling, light point, coat rail and stripped polished floorboards, open doorway off into;

KITCHEN/DINER

11' 3" x 21' 7" (3.44m x 6.59m) UPVC double glazed window to front elevation and further UPVC double glazed window to opposite side, skimmed ceiling, further beams into ceiling with spotlight light fittings, two double radiators, floor standing Worcester oil boiler, hardwired smoke detector, fitted with wide range of base units with preparation surfaces over, solid beech worktops, plumbing and space for washing machine, space for fridge freezer, space for range style cooker with stainless steel canopy extractor hood over, two ovens and grill, induction hob. Staircase off:

Please note there is currently a Belling freestanding stainless steel range style cooker which could be included in the



sale at a separate negotiation.

UPVC double glazed door, to side elevation leading into;

CONSERVATORY

9' 10" x 13' 1" (3.01m x 4.01m) Dwarf brick wall and UPVC construction with polycarbonate, heat resistant roof, fitted UPVC double glazed windows to all three sides, UPVC double glazed French doors to side elevation, UPVC double glazed French doors to the rear elevation.

Please note all nets fitted in conservatory will be included in the sale.

From the kitchen, an original latch door leads into;



LOUNGE

11' 3" x 11' 4" (3.45m x 3.47m) UPVC double glazed window to front elevation, skimmed and beamed ceiling with centre light point, television point, single fitted radiator, carbon monoxide detector, electric fuse board, feature brick fireplace with wooden mantle and tiled hearth with fitted multi-fuel burner, carpet.

Off kitchen/diner into;



DINING ROOM

9' 6" x 11' 0" (2.92m x 3.36m) UPVC double glazed window to rear elevation, skimmed ceiling with centre spotlight light fitment, fitted double radiator, telephone point, carpet, please note there is an interconnecting wooden latch door leading from dining room to lounge.

FIRST FLOOR LANDING

Skimmed ceiling with centre light point and hardwired smoke detector, all wooden latch doors to;



BEDROOM ONE

11' 6" x 11' 6" (3.52m x 3.51m) UPVC double glazed window to front elevation, textured ceiling with centre light point, loft access, double radiator.

BEDROOM TWO

11' 6" x 11' 4" (3.51m x 3.47m) UPVC double glazed window to front elevation, skimmed ceiling with centre light point, double radiator.



BEDROOM THREE

9' 8" x 11' 0" (2.97m x 3.37m) UPVC double glazed window to rear elevation, skimmed sloping ceiling with centre light point, fitted double radiator.

SHOWER ROOM

7' 10" x 9' 6" (2.41m x 2.90m) UPVC double glazed window to rear elevation, skimmed ceiling with centre light point, fitted storage



cupboard housing hot water cylinder with slatted shelving, three piece suite comprising low level WC, pedestal wash hand basin with taps and tiled splashbacks, extractor fan, walk-in shower, heated towel rail.

OUTSIDE

The property is approached by hedge boundaries to the front, with five bar double opening gates leading to gravelled driveway providing multiple off road parking, to side the garden is predominantly laid to lawn with hedge and mature shrub borders.

REAR GARDEN

Feature ornamental wishing well, vegetable plot leading to further greenhouse and wood store, patio area with storage shed, flagstone patio with raised shrub borders with wide range of mature shrubs and trees, garden pond (drained) with raised rockery area. To the rear there is a gravelled area with range of mature shrubs and trees leading to oil tank.

PORTACABIN/WORKSHOP

8' 5" x 23' 0" (2.57m x 7.01m) power and strip light.

AMENITIES

There is a primary school and Church within West Pinchbeck and the well served and popular village of Pinchbeck is approximately 2 miles distant offering a range of shops, public house, primary school, doctors surgery etc. The market town of Spalding is 5 miles from the property and offers a full range of shopping, banking, leisure, commercial and educational facilities.

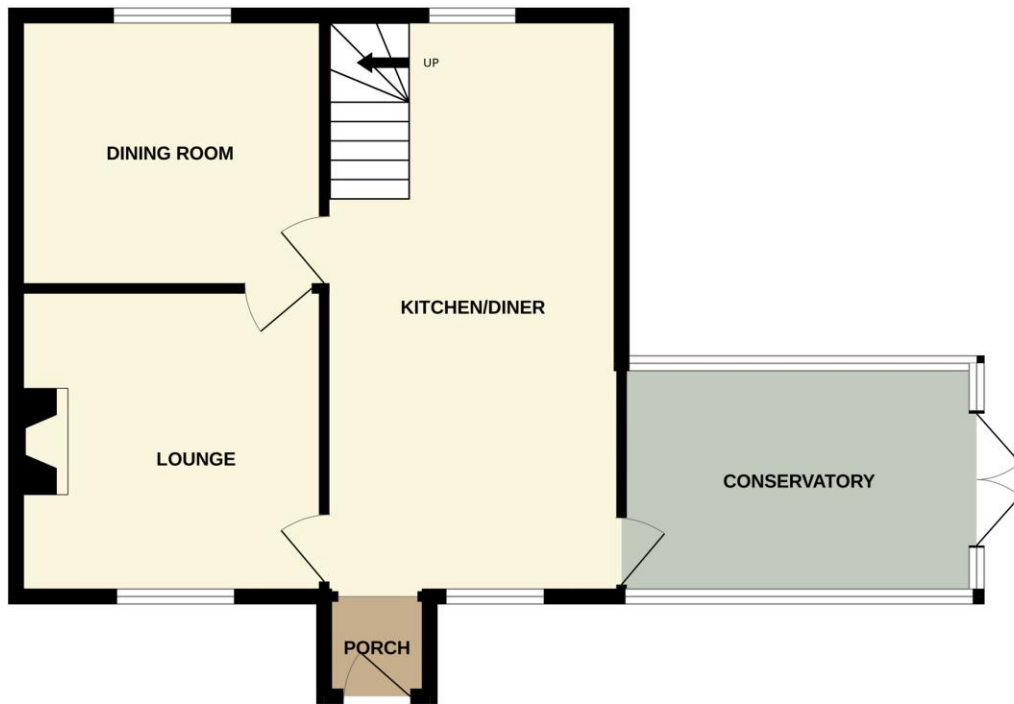
DIRECTIONS

From Spalding proceed in a westerly direction along the Winsover Road continuing into Bourne Road and proceed into the village of Pode Hole, continue around the right hand bend into Dozens Bank, continue for a further mile to West Pinchbeck, turning right into Clay Drove. Proceed along this road to a slight bend to the left where the road becomes Tydd Road. The property can be found after a short while on the left hand side.

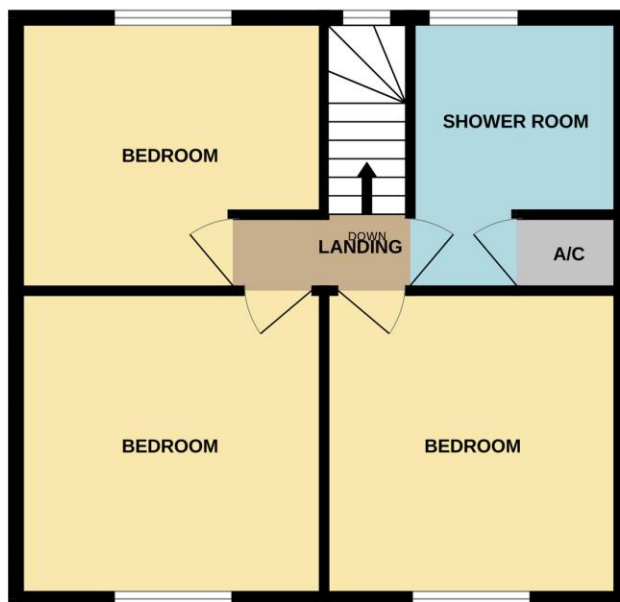




GROUND FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

TENURE Freehold

SERVICES Mains water and electricity, oil central heating, private drainage.

COUNCIL TAX BAND C

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: S11872

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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