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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



4 Crossgate Crescent, Pinchbeck PE11 3XL

£219,995 Freehold

- 2 Bedroom Detached Bungalow
- No Onward Chain
- Single Garage, Multiple Off Road Parking
- Popular Village with Good Amenities
- Gas Central Heating

Spacious 2 bedroom detached bungalow situated in a popular location of Pinchbeck. Entrance hallway, lounge, kitchen diner, 2 double bedrooms, shower room, utility area and conservatory. Mature gardens to the front and rear. Multiple off-road parking and single garage.

SPALDING 01775 766766 BOURNE 01778 420406



ACCOMMODATION Open porch with lantern lighting, tiled floor, obscure UPVC double glazed door with matching UPVC obscured double glazed panels leading into:

ENTRANCE HALLWAY 6' 7" x 16' 9" (2.03m x 5.13m) Cove d and textured ceiling, centre light point, access to loft space, smoke alarm, radiator, BT point, cupboard housing electric consumer unit board, part glazed door into:

LOUNGE 14' 11" x 16' 11" (4.56m x 5.17m) UPVC double glazed window to the front and side elevations, skimmed and coved ceiling, centre light point, 2 fitted radiators, TV point.

From the Entrance Hallway a part glazed door leads into:

KITCHEN DINER 15' 1" x 17' 1" (4.61m x 5.22m) UPVC double glazed window to the side and rear elevations, skimmed ceiling with strip light, smoke alarm, centre light point, double radiator, storage cupboard off with hanging rail. Fitted with a range of base, eye level and drawer units, work surfaces over tiled splashbacks, inset one and a quarter bowl sink with mixer tap, plumbing and space for washing machine,



space for fridge, integrated ceramic hob with pull out extractor hood over, integrated electric oven, door to Walk-in larder with skimmed ceiling, lighting, shelving, power points.

From the Kitchen Diner an obscured glazed door leading into:

OUTER HALLWAY 2' 11" x 7' 3" (0.90m x 2.23m) Skimmed ceiling, centre light point, tiled flooring, obscured wooden glazed door to the rear elevation, door to Conservatory, door to:

WALK-IN STORAGE CUPBOARD 2' 11" x 7' 10" (0.90m x 2.39m) UPVC double glazed window to the side elevation. Ideal for conversion to cloakroom.

CONSERVATORY UPVC double glazed windows, obscured UPVC double glazed door to the side elevation, wall mounted Worcester gas boiler, gas meter, stainless steel sink with taps, centre light point. Door to:

CLOAKROOM Low level WC, wooden glazed window to the side elevation, centre light point.

From the Entrance Hallway door into:

MASTER BEDROOM 11' 3" x 14' 4" (3.44m x 4.38m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, radiator, 2 fitted double wardrobes.

BEDROOM 2 11' 3" x 13' 9" (3.45m x 4.20m) UPVC double glazed window to the side elevation, skimmed ceiling, centre light point, radiator.

From the Entrance Hallway door leads into:

SHOWER ROOM 7' 8" x 7' 6" (2.35m x 2.31m) Obscured UPVC double glazed window to the side elevation, skimmed ceiling, centre light point, built-in extractor, vinyl floor covering, radiator, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap, mirror over and glass shelf, walk-in shower enclosure with fitted thermostatic shower over.

EXTERIOR To the front there is a driveway for one vehicle and Wrought iron gate leading on to further driveway providing further off-road parking. The front garden is mainly laid to lawn with a wide range of mature shrubs and trees.

SINGLE GARAGE Side access door and wooden glazed window to the rear, up and over door, lighting.

Paved pathway and lawned area to the side with mature shrubs and trees.

REAR GARDEN External lighting, the garden has hedged and fenced boundaries to the side and to the rear, patio area, mainly laid to lawn with a wide range of mature shrubs and trees.

DIRECTIONS From Spalding proceed north along Pinchbeck Road continue through the village of Pinchbeck and on leaving the village turn left into Crossgate Lane and Crossgate Crescent is a turning off to the right hand side.

AMENITIES The village centre is half a mile from the property and offers a range of amenities including various shops, sports clubs, primary school, public house, supermarket, Birchgrove Garden Centre with popular restaurant/tea room etc. Spalding town centre is 2.5 miles from the property and offers a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations (Peterborough 30 minutes by train). The cathedral city of Peterborough is 20 miles to the south of the property and offers a fast train link with London's Kings Cross minimum journey time 50 minutes.



TENURE Freehold

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

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: S12001

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		