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Longstaff^{COM}

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



40 Pinchbeck Road, Spalding PE11 1QF

£249,950 Freehold

- Traditional red brick detached house
- Central town location
- Established enclosed gardens and gated off-road parking
- Gas central heating
- Requires updating and modernisation

Elegant older style detached house in central town location. Established gardens and gated off-road parking. 2 reception rooms, breakfast kitchen, utility room, laundry, cloakroom, master bedroom with en-suite shower, 2 further bedrooms and bathroom. Requires further updating and modernisation. No onward chain.

SPALDING 01775 766766 BOURNE 01778 420406

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



ACCOMMODATION

Through the part glazed front entrance door to:

RECEPTION HALL

15' 1" x 4' 11" (4.61m x 1.51m) Coved cornice, double radiator, exposed floorboards, ceiling light, door to:

SITTING ROOM

16' 6" x 16' 6" (5.05m x 5.05m) plus bay window with fitted blinds. Dado rail, picture rail, small window to the side elevation, radiator, log burner (not tested).

From the Reception Hall decorative arch into:

INNER HALLWAY

Radiator, ceiling light, understairs store cupboard, staircase off, door to:



DINING ROOM

13' 10" x 14' 0" (4.22m x 4.27m) Log burner set within chimney breast (not tested), radiator, dado rail, sash window to the rear elevation, small window to the side elevation, ceiling light, exposed floorboards.

LOBBY

Part glazed external entrance door, door to:

PANTRY

4' 4" x 5' 1" (1.33m x 1.57m) Obscure glazed window, ceiling light, fitted shelves, double power point.



KITCHEN/BREAKFAST ROOM

12' 9" x 10' 4" (3.90m x 3.15m) 2 windows to the side elevation, fluorescent strip light, range of fitted base cupboards and drawers beneath the roll edged worktops with inset single drainer stainless steel sink unit with mixer tap, intermediate wall tiling, matching eye level wall cupboards, electric oven, electric hob, concealed cooker hood, ceramic floor tiles, radiator, door to:

UTILITY ROOM

8' 1" x 10' 4" (2.47m x 3.15m) Single drainer stainless steel sink unit, worktop, plumbing and space for washing machine, further appliance space, base cupboards, wall mounted Worcester gas fired central heating boiler, radiator, fluorescent strip light, side window, door to:



LAUNDRY

7' 8" x 5' 0" (2.36m x 1.53m) Belfast sink with hot and cold taps, window to the rear elevation, radiator, door to:

CLOAKROOM

4' 9" x 7' 4" (1.47m x 2.25m) Pedestal wash hand basin, low level WC, half tiled walls, ceiling light, obscure glazed window, radiator.



From the Inner Hallway the carpeted staircase rises to a:

HALF LANDING

Staircase up to:

FIRST FLOOR LANDING

Double radiator, window to the side elevation with coloured leaded light features, decorative coving, door through a Lobby into:



MASTER BEDROOM

13' 2" x 16' 7" (4.02m x 5.08m) maximum 2 windows to the front elevation, one window to the side elevation, 2 radiators, ceiling light, coved cornice, wardrobe and storage cupboard.

EN-SUITE SHOWER ROOM

11' 8" x 4' 10" (3.58m x 1.49m) Hand basin set within vanity unit with cupboards and drawers beneath, fitted mirrors, low level WC, corner shower cubicle with Triton electric shower, double radiator, windows to the front and side elevations.



AGENTS NOTE

This En-Suite Shower Room and adjacent Lobby was formerly a fourth bedroom which could be returned to this use if required.

BEDROOM 2

12' 7" x 14' 0" (3.86m x 4.28m) Sash window to the rear elevation, radiator.

From the Half Landing stairs lead to the rear where there is a:

FURTHER LANDING

With radiator, window, doors arranged off to:

BEDROOM 3

10' 3" x 11' 8" (3.13m x 3.56m) maximum Window to the side elevation, fitted Airing Cupboard with hot water cylinder, radiator, ceiling light.

BATHROOM

6' 2" x 7' 3" (1.88m x 2.22m) Three piece suite comprising panelled bath with shower attachment, low level WC, wash hand basin, half tiled walls, radiator, ceiling light, shaver point.

EXTERIOR

At the front of the property there is an enclosed lawned garden with low brick wall and decorative wrought iron railings, hand gate and then a side hand gate adjacent to the property itself leads to a passageway with further gate to:

COURTYARD/PATIO AREA

Fencing to the side boundary, outside tap, outside lighting, beyond which is a store shed and lawned garden with pathway to the side.

OFF-ROAD PARKING

Sliding gate from the access road into the Castle Sports Complex opening on to an off-road parking area for at least 2 cars (this could potentially be extended by taking part of the current lawned area if required).





DIRECTIONS

From the Agents offices walk up to the traffic lights, turn left on to Pinchbeck Road and the property is situated on the right hand side opposite the traffic lights adjacent to the access road into the Castle Sports Complex.

AMENITIES

The town centre is within a stone's throw from the property and offers a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations. Peterborough is 18 miles to the south and has a fast train link with London's Kings Cross minimum journey time 46 minutes.

SERVICES

Mains electricity, water and drainage. Gas central heating.

AGENTS NOTE

The property is situated in a central town location immediately adjacent to the access road into the Castle Sports Complex and situated adjacent to the busy Pinchbeck Road and traffic lights.







Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statement. This plan is for illustrative purposes only and should not 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		
69-80	C		79 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

TENURE Freehold

SERVICES TBC

COUNCIL TAX BAND

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: S11949

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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