



Town Farm Close, Pinchbeck Spalding PE11 3SG

welcome to

Town Farm Close, Pinchbeck Spalding

Four double bedroom detached property, CAN BE SOLD PARTLY OR FULLY FURNISHED. Two reception rooms & CONSERVATORY EXTENSION. Family bathroom & DOWNSTAIRS SHOWER ROOM. Off road parking, DETACHED DOUBLE GARAGE & fully enclosed rear garden with 'L' shaped lawn & TWO DECKED SEATING AREAS. No chain



Entrance Hall

having laminate flooring and stairs to first floor

Lounge

14' 1" x 17' 4" (4.29m x 5.28m)

having Bay window to front, feature fireplace with gas fire and laminate flooring

Dining Room

11' 1" x 12' 8" (3.38m x 3.86m)

with laminate flooring, door to understairs cupboard, door to kitchen and sliding uPVC door to:

Conservatory

7' 10" x 11' 1" (2.39m x 3.38m)

having French doors to garden

Kitchen

11' x 10' 5" (3.35m x 3.17m)

having a range of wall and base units, wood effect surfaces and a single bowl sink. Integrated electric oven, four ring gas hob, extractor, microwave, warming tray and dishwasher. Space for fridge freezer and side door to garden

Shower Room

5' 9" x 5' 9" (1.75m x 1.75m)

comprising three piece suite of WC, inset sink and shower cubicle with thermostatic shower. Tiled floor and partly tiled walls

Landing

having loft access and built-in airing cupboard with hot water tank

Bedroom 1

11' 2" x 12' 6" (3.40m x 3.81m)

Bedroom 2

10' 9" x 12' 6" (3.28m x 3.81m)

having walk-in wardrobe (3'0 x 4'7) with fitted shelving and hanging rails

Bedroom 3

8' 1" x 10' 8" (2.46m x 3.25m)

built-in cupboard with wall mounted gas boiler

Bedroom 4

7' 7" x 10' 8" (2.31m x 3.25m)

Bathroom

6' x 7' 5" (1.83m x 2.26m)

comprising three piece suite of WC, inset sink and bath with shower attachment. Partly tiled walls

Outside

to the front of the property there is a gravel driveway providing ample off road parking for several cars and giving access to a detached double garage. A side gate leads to the rear garden that is fully enclosed by timber fencing and in the majority laid to an 'L' shaped lawn with borders to the rear and side. Within the garden there are two raised decking area ideal for seating, a timber summerhouse and a greenhouse

Double Garage

18' x 17' 2" (5.49m x 5.23m)

having two up and over doors, power and lighting

Property Upgrades

the vendor has made us aware that the property has had the following upgrades during their ownership:

- installation of superfast broadband
- a new boiler installed in 2024
- a new kitchen approximately 5 years ago
- new carpets to stairs and landing in 2025

Agents Note

The property can be sold either partly or fully furnished if a buyer would prefer

Agents Note

"Please note an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



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welcome to

Town Farm Close, Pinchbeck Spalding

- FOUR DOUBLE BEDROOM DETACHED FAMILY HOME WITH NO CHAIN
- TWO RECEPTION ROOMS & CONSERVATORY
- FAMILY BATHROOM & DOWNSTAIRS SHOWER ROOM
- OFF ROAD PARKING & DETACHED DOUBLE GARAGE
- FULLY ENCLOSED REAR GARDEN WITH 'L' SHAPED LAWN

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers in excess of

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG112879 - 0017

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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