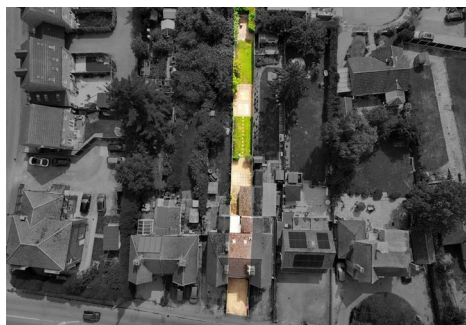




BRADLEY JAMES

ESTATE AGENTS



134 Pinchbeck Road, Spalding, Lincolnshire, PE11 1QN

Asking price £199,950

- No chain
- Kitchen
- Annex room with cloakroom
- En-suite bathroom to bedroom one
- Larger than average rear garden
- Lounge
- Modern downstairs shower room
- Four bedrooms
- Two parking spaces
- Sought after location

Nestled on the desirable Pinchbeck Road in Spalding, this deceptively spacious no chain mid-terrace property offers a perfect blend of comfort and modern living. With four well-proportioned bedrooms and up to three reception rooms, this home is ideal for families seeking both space and convenience.

Upon entering, you are greeted by a welcoming lounge that seamlessly flows into a contemporary kitchen, complete with a breakfast bar, perfect for casual dining. The property boasts a utility room and a recently refitted downstairs shower room, enhancing its practicality for everyday living. The rear of the house opens up to a charming garden, where you will find a versatile annex room, complete with its own cloakroom. This annex is an excellent space for teenagers or could serve as a home office or guest suite.

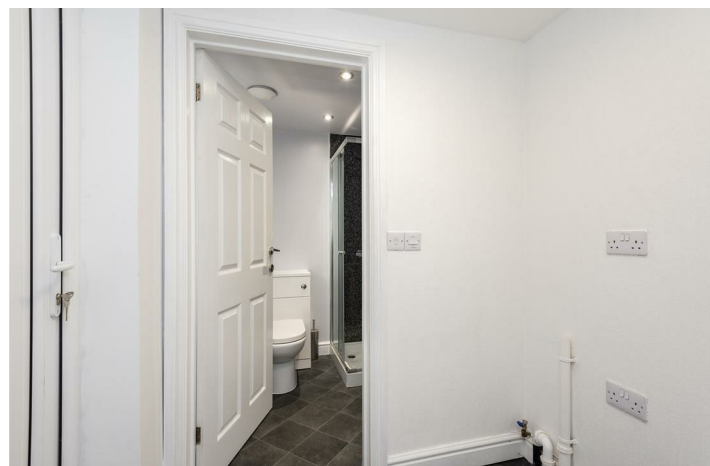
The first floor features three bedrooms, with the master bedroom benefiting from a dressing room and an ensuite bathroom, providing a private retreat. The top floor offers an additional children's bedroom or a further reception room, adding to the flexibility of the living space.

Outside, the property includes off-road parking for two vehicles and a larger-than-average rear garden, perfect for outdoor activities and entertaining. The location is particularly advantageous, being just a short drive from Johnson Hospital and the town centre, where you will find the train station, bus station, restaurants, and both primary and secondary schools.

This property is a rare find, combining traditional charm with modern amenities in a sought-after area. It is an excellent opportunity for those looking to settle in a vibrant community while enjoying the comforts of a spacious family home.



Council Tax Band: A



Lounge

14'7 x 12'6

UPVC double glazed window to the front, radiator, power points, wall lights, skimmed ceiling with inset spotlights and stairs leading off to the first floor accommodation.

Kitchen

14'8 x 12'0

UPVC double glazed window to the rear, base and eye level units with work surface over, sink and drainer with mixer taps, double range, tiled splashback, radiator, power points, TV points, wall lights, breakfast bar and skimmed ceiling.

Utility Room

5'6 x 4'3

UPVC door to the side, space and plumbing for washing machine, power points and skimmed ceiling and a door to the downstairs shower room.

Shower Room

UPVC obscured double glazed window to the side, WC with push button flush, vanity wash hand basin with mixer taps over, separate shower cubicle with a built-in mixer shower with a fixed showerhead and a separate showerhead on a slightly adjustable rail, wall mounted heated towel rail, skimmed ceiling with inset spotlights and extractor fan.

Rear Lean To

UPVC double glazed patio doors to the rear garden, power points.

Landing

Stairs leading to the top floor bedroom/snug

Bedroom 1

13'7 x 12'0 max

UPVC double glazed window to the rear, radiator, power points and a walk-in wardrobe with power points and a door to the ensuite bathroom.

Ensuite Bathroom

UPVC obscured double glazed window to the side, P shaped panel bath with mixer taps over, built in mixer shower with a fixed rain style showerhead and a separate showerhead on a sliding adjustable rail, extractor fan, WC with push button flush, pedestal wash hand basin with mixer taps, wall mounted heated towel rail, skimmed ceiling with inset spotlights and a cupboard with wall mounted gas boiler.

Bedroom 2

12'7 x 7'9

UPVC double glazed window to the front, radiator, power points.

Bedroom 3

15'0 x 13'6 max

Restricted head height, two windows to the rear, radiator, power points and TV point.

Bedroom 4

6'8 x 6'5

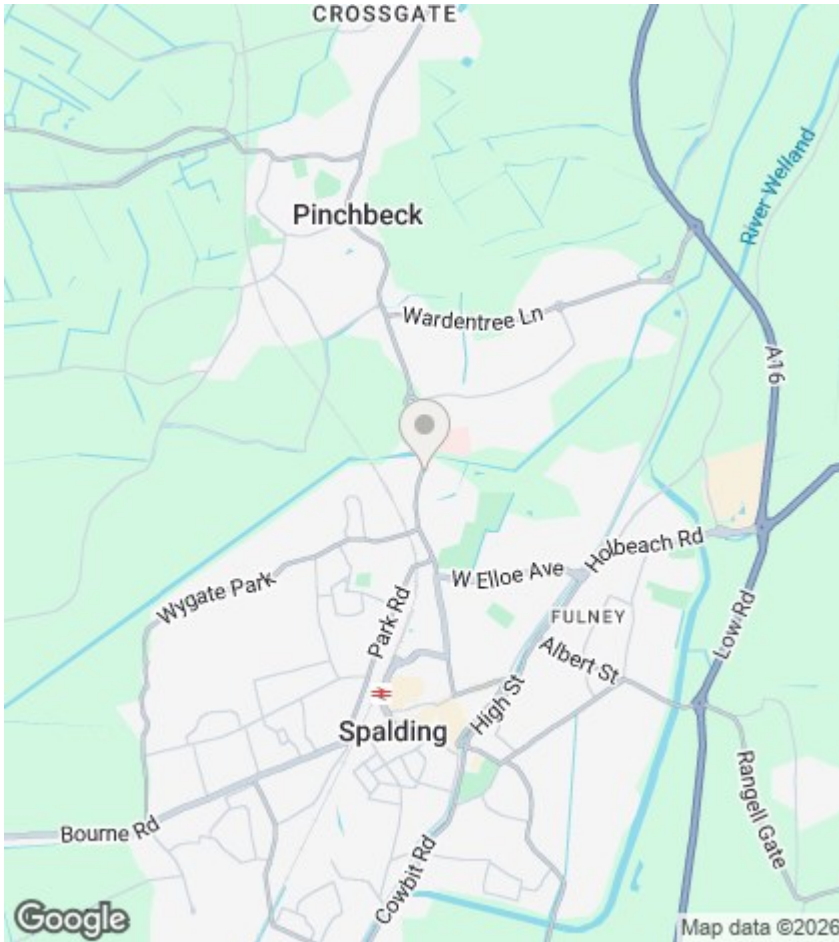
UPVC double glazed window to the front, radiator and power points.

Outside

There is off-road parking for two cars which leads to a large porch. There is shared rear access.







Viewings

Viewings by arrangement only. Call 01775 233130 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

