



BRADLEY JAMES

ESTATE AGENTS



5 Palgrave Way, Pinchbeck, Spalding, PE11 3YW

Asking price £180,000

- Two parking space outside your front door
- Modern kitchen
- Double aspect lounge diner with French doors to your rear garden
- En-suite shower room and built in wardrobes to bedroom one
- Walking distance to playing green and Morrisons
- Solar panels
- Cloakroom
- Three bedrooms
- Modern upstairs bathroom suite

Nestled in the popular area of Palgrave Way, Pinchbeck, this modern end terrace house, built in 2019, offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, including a master suite complete with an en-suite shower room and built-in wardrobes, this home is ideal for families or those seeking extra space.

The property features a spacious double aspect lounge diner, providing a bright and airy atmosphere for relaxation and entertaining. The contemporary kitchen is designed for modern living, while the stylish main bathroom and convenient downstairs cloakroom add to the practicality of the home.

Outside, you will find enclosed rear gardens, perfect for enjoying the outdoors in privacy. The property also benefits from solar panels, contributing to energy efficiency and sustainability. Parking is a breeze with two designated spaces right outside your front door.

Situated in a popular estate location, this home is within walking distance to a local playing green, making it an excellent choice for families. Additionally, you are just a short stroll away from Morrisons supermarket, ensuring that daily shopping needs are easily met. For further amenities, the charming village of Pinchbeck is only a five-minute drive away, where you will find a Spar shop, Hargraves butchers, a hairdresser, and a primary school.

This property is available under a shared ownership scheme, purchasing less than 100% is also an option, making it an attractive option for first-time buyers or those looking to step onto the property ladder. With its modern features and convenient location, this home is not to be missed.

 3

 2

 1

 B

Council Tax Band: B



### Entrance Hall

Composite obscured double glazed front door into the entrance hall which has stairs leading off to the first floor accommodation, radiator, power points, fuse box, telephone points and skimmed ceiling.

### Kitchen

10'3 x 8'0

UPVC double glazed window to the front, base and eye level units with work surface over, sink and drainer with mixer tap over, integrated electric oven and grill with a four burner gas hob and extractor over, space and points for fridge freezer, washing machine and tumble dryer, tiled splash back, radiator and skimmed ceiling with inset spotlights.

### Lounge Diner

15'5 x 15'0 x 11'7

Double aspect with a UPVC double glazed window to the side and UPVC double glazed three doors onto the rear garden, radiator, power points, media plate, skimmed ceiling, under stairs storage cupboard and cloakroom.

### Cloakroom WC

Push button flush, pedestal wash hand basin with mixer taps over and tiled splashback, radiator and skimmed ceiling with extractor fan.

### Landing

Power points and loft hatch.

### Bathroom

UPVC obscured double glazed window to the side, panel bath with mixer tap over and shower attachment, WC with push button flush, pedestal wash hand basin with mixer taps over, wall mounted heated towel rail, skimmed ceiling with inset spotlights and extractor fan.

### Bedroom 1

10'0 x 9'6

UPVC double glazed window to the rear, radiator, power points, TV points, skimmed ceiling and built in wardrobes with shelving and hanging space including controls for the solar panels. (Measurements up to built-in wardrobes)

### Ensuite

UPVC obscured double glazed window to the rear, pedestal wash hand basin with mixer tap over, WC with push button flush, wall mounted heated towel rail, separate shower cubicle which has a fixed rain style showerhead and inset shelving.

### Bedroom 2

9'8 x 8'0

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

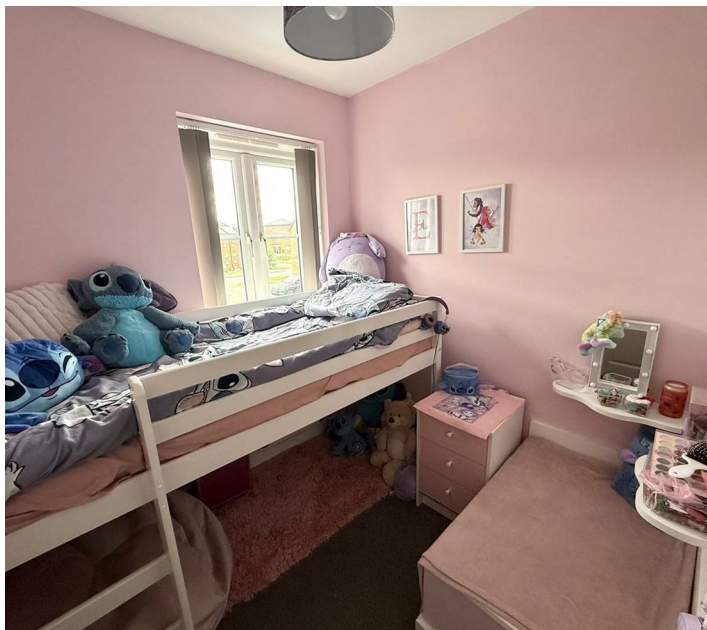
### Bedroom 3

6'7 x 6'5

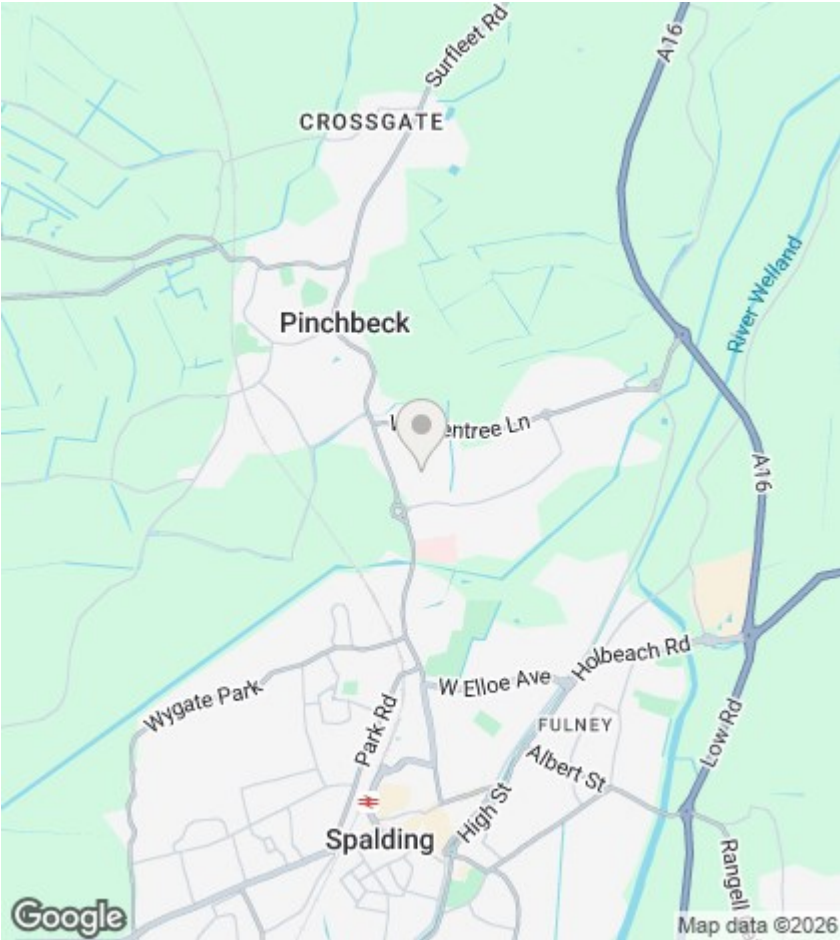
UPVC double glazed window to the front, radiator, power points and boiler cupboard.

### Outside

The property has two off-road parking spaces to the front of the property, solar panels, side gates and access to the rear garden which has a patio seating area and the rest is laid to lawn.







Viewings

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

EPC Rating:

B

| Energy Efficiency Rating                    |         |                                                                                     |  |
|---------------------------------------------|---------|-------------------------------------------------------------------------------------|--|
|                                             | Current | Potential                                                                           |  |
| Very energy efficient - lower running costs |         |                                                                                     |  |
| (92 plus) <b>A</b>                          | 87      | 88                                                                                  |  |
| (81-91) <b>B</b>                            |         |                                                                                     |  |
| (69-80) <b>C</b>                            |         |                                                                                     |  |
| (55-68) <b>D</b>                            |         |                                                                                     |  |
| (39-54) <b>E</b>                            |         |                                                                                     |  |
| (21-38) <b>F</b>                            |         |                                                                                     |  |
| (1-20) <b>G</b>                             |         |                                                                                     |  |
| Not energy efficient - higher running costs |         |                                                                                     |  |
| England & Wales                             |         |                                                                                     |  |
|                                             |         | EU Directive 2002/91/EC                                                             |  |
|                                             |         |  |  |

