





End Cottage Glenside, Pinchbeck, SPALDING, PE11 3SA

£315,000

william h brown

welcome to

End Cottage Glenside, Pinchbeck SPALDING

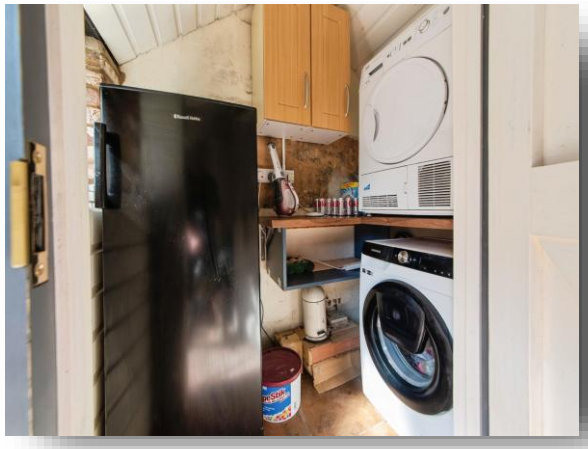
Three double bedroom Grade II listed cottage, ABUNDANCE OF CHARACTER FEATURES WITH ACCOMMODATION OVER THREE FLOORS. Two reception rooms & COTTAGE STYLE KITCHEN. Family shower room & additional WC. Off road parking, COURTYARD, enclosed rear garden & ADJOINING PADDOCK WITH VEHICULAR ACCESS













Lounge
14' 5" x 15' 7" (4.39m x 4.75m)
Having solid wood flooring. Brick fireplace with fitted log burner. Door leading to the stairs.

Dining Room
12' 8" x 16' 4" (3.86m x 4.98m)
Comprising of tiled flooring. Brick fireplace with open fire.

Kitchen
11' 6" x 12' 8" (3.51m x 3.86m)
Having solid wood wall and base units. Single bowl Belfast sink. Solid ash surfaces. Integrated electric range with five ring gas hob, extractor. Space for a fridge freezer and dishwasher. Tiled flooring.

Landing
Having a built-in double cupboard. Door to the stairs leading to the second floor.

W/C
5' 2" x 3' 7" (1.57m x 1.09m)
Comprising of a W/C. Sink.

Bedroom One
14' 10" x 16' 2" (4.52m x 4.93m)
Comprising of dual aspect front windows with seating.

Bedroom Two
14' 6" x 12' 7" (4.42m x 3.84m)
Having a range of built-in cupboards. Built-in cupboard with wall mounted gas boiler.

Bedroom Three
14' 8" x 9' 3" (4.47m x 2.82m)
Having access eaves storage.

Shower Room
10' 6" x 8' 8" (3.20m x 2.64m)
Comprising of a W/C. Inset sink. Double shower cubicle with dual head thermostatic shower. Extractor, Heated towel rail, Built-in eaves storage.

Store
5' 2" x 7' 3" (1.57m x 2.21m)
Comprising of a built-in double cupboard.

Workshop/ Man Cave
11' 5" x 12' (3.48m x 3.66m)
Having power and lighting.

Utility
3' 6" x 6' 10" (1.07m x 2.08m)
Having space for a washing machine, tumble dryer, freezer. Power and lighting.

Exterior
Having off road parking to the front and a low maintenance courtyard enclosed by fencing and brick wall.

External lighting and power.

Rear garden enclosed by hedging. Lawn, patio area, range of fruit trees, flowers and shrubs.

Paddock to the side with adjoining orchard. separate five bar gate access.

Garden Shed
10' 5" x 6' 4" (3.17m x 1.93m)
Brick construction. Power and lighting.

Agents Note
This is a grade two listed property. Having a well located under the outbuilding being covered over.

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.

Agents Note
A new roof installed in 2024, including new felt and all roof joints.

Agents Note
The whole plot approximately sits on just under an acre (subject to survey)

welcome to

End Cottage Glenside, Pinchbeck
SPALDING

- STUNNING GRADE I I LISTED THREE BEDROOM COTTAGE WITH SUBSTANTIAL PLOT
- TWO RECEPTION ROOMS & COTTAGE STYLE KITCHEN
- SHOWER ROOM ON SECOND FLOOR & SEPARATE WC ON FIRST FLOOR
- OFF ROAD PARKING
- RANGE OF OUTBUILDINGS, ENCLOSED GARDEN & ADDITIONAL ENCLOSED PADDOCK

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: C

£315,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SDG113234

The Property Ombudsman

Property Ref:
SDG113234 - 0007

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.

william h brown

01775 711711

Spalding@williamhbrown.co.uk

18-19 Sheep Market, SPALDING, Lincolnshire, PE11 1BG

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.