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**15 Independence Drive, Pinchbeck PE11 3TR**

**£350,000 Freehold**

- 4 Double Bedrooms
- Open Plan Kitchen/Diner/Living Area
- Separate Lounge
- Recently Refitted Bathroom, Utility and Cloakroom
- Gas Central Heating, radiators replaced approximately 3 years ago

Superbly presented, 4-bedroom Allison built family home situated in a popular location of the village of Pinchbeck. Accommodation comprising entrance hallway, lounge, OPEN PLAN KITCHEN/DINER/LIVING ROOM, utility room and cloakroom to the ground floor; 4 double bedrooms and recently refitted family bathroom. Single garage, multiple off-road parking, mature rear gardens.

SPALDING 01775 766766 BOURNE 01778 420406



### ACCOMMODATION

Open porch with solid oak beam and lighting and through a composite security door with obscured glazed panels into:

### ENTRANCE PORCH

4' 8" x 7' 10" (1.43m x 2.40m) Wood clad ceiling, tiled flooring, wall light, UPVC double glazed door with matching full length UPVC double glazed panels to both sides leading into:



#### **ENTRANCE HALLWAY**

7' 9" x 12' 5" (2.37m x 3.80m) Coved and textured ceiling, centre light point, smoke alarm, radiator, tiled flooring, understairs storage area, staircase rising to first floor, storage cupboard with shelving. Part glazed door into:

#### **LOUNGE**

12' 0" x 16' 7" (3.67m x 5.08m) UPVC double glazed window with fitted shutters to the front elevation, textured and coved ceiling, centre light point, TV point, telephone point, radiator, Italian Fiorito Bianco Marble fireplace with fitted log effect electric fire.

From the Entrance Hallway door into:

#### **OPEN PLAN KITCHEN/LIVING/DINING AREA**

12' 5" x 25' 3" (3.81m x 7.70m) UPVC double glazed window to the rear elevation, UPVC double glazed sliding patio doors to the rear elevation, skimmed and coved ceiling, centre light point (to dining area), inset LED lighting (to the kitchen area), tiled flooring, double radiator, fitted with a wide range of base, tall boy and drawer units, work surfaces over, splashbacks, inset one and a quarter enamel bowl sink with mixer tap, integrated Lamona 5 ring gas hob, canopy extractor hood over, integrated dishwasher, central island with 2 centre light points over, integrated fridge freezer, 2 integrated double fan assisted ovens, TV point, door to:

#### **LOBBY**

3' 11" x 3' 4" (1.21m x 1.04m) UPVC double glazed door to the side elevation, skimmed ceiling, centre light point, tiled flooring, door to:

#### **RECENTLY REFITTED CLOAKROOM**

4' 0" x 4' 10" (1.22m x 1.49m) Obscured UPVC double glazed window to the side elevation, skimmed ceiling, centre light point, tiled flooring, part tiled walls, heated towel rail, fitted with a two piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit with storage below.

#### **RECENTLY REFITTED UTILITY ROOM**

5' 10" x 7' 10" (1.79m x 2.40m) UPVC double glazed window to the side elevation, skimmed ceiling, centre light point, tiled flooring, radiator, wall mounted Vaillant gas boiler, fitted with a range of base and eye level units, work surfaces over, splashbacks, inset stainless steel with mixer tap, plumbing and space for washing machine.

From the Entrance Hallway the staircase rises to:





### **FIRST FLOOR GALLERIED LANDING**

6' 8" x 16' 2" (2.04m x 4.95m) UPVC double glazed window with fitted shutters to the front elevation, coved and textured ceiling, centre light point, access to loft space (with lighting), smoke alarm, storage cupboard off housing hot water cylinder with slatted shelving, door to:

### **MASTER BEDROOM**

12' 1" x 17' 0" (3.70m x 5.20m) UPVC double glazed window with fitted shutters to the front elevation, skimmed and coved ceiling, centre light point, radiator.

### **BEDROOM 2**

10' 3" x 11' 11" (3.13m x 3.64m) UPVC double glazed window with fitted shutters to the rear elevation, coved and textured ceiling, centre light point, radiator.

### **BEDROOM 3**

12' 0" x 12' 5" (3.67m x 3.80m) UPVC double glazed window with fitted shutters to the rear elevation, coved and textured ceiling, centre light point, radiator.

### **BEDROOM 4**

10' 4" x 12' 4" (3.15m x 3.77m) UPVC double glazed window with fitted shutters to the front elevation, coved and textured ceiling, centre light point, radiator.

### **RECENTLY REFITTED FAMILY BATHROOM**

7' 9" x 6' 7" (2.37m x 2.02m) Recently refitted obscured UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, laminate plank effect flooring, radiator, recently refitted with a three piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit with storage below, 'P' shaped bath with mixer tap, electric shower with eco settings fitted with a fixed rainfall shower head, handheld shower head and shower screen.





### **EXTERIOR**

The front of the property has a block paved driveway providing multiple off-road parking for vehicles. Access gates to both side elevations into the rear garden.

### **ATTACHED SINGLE GARAGE**

9' 3" x 16' 5" (2.84m x 5.01m) Up and over door, power and lighting, electric consumer unit board.

### **REAR GARDEN**

Extensive patio area, cold water tap, mainly laid to lawn with gravelled borders, fenced boundaries, wooden garden shed.



### **DIRECTIONS**

From Spalding proceed in a northerly direction along Pinchbeck Road and at the mini roundabout near the Church take the first exit on to Rose Lane. Take the second left hand turning on to Wimberley Way, turn left at the T junction into Mountbatten Avenue and then at the 'T' junction turn right into Independence Drive.

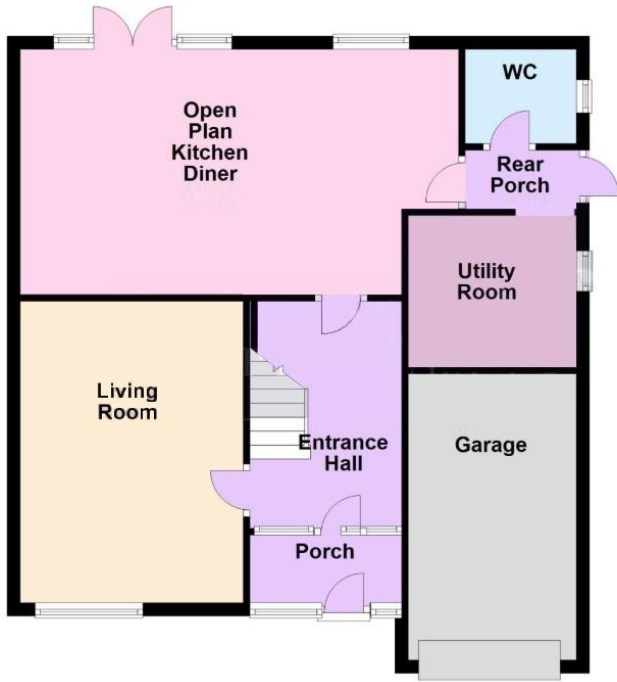
### **AMENITIES**

Pinchbeck is a popular village with good amenities including primary school, sports clubs, public house, shops etc. The market town of Spalding is 2 miles to the south offering a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations.

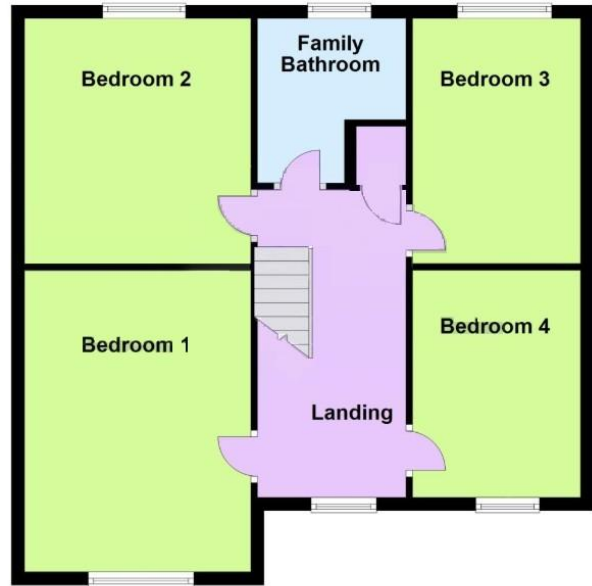




Ground Floor



First Floor



# THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**TENURE** Freehold

**SERVICES** All Mains

**COUNCIL TAX BAND:** D

**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: S11888 (04 March 26)**

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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