



Rotten Row, Pinchbeck Spalding PE11 3RQ

welcome to

Rotten Row, Pinchbeck Spalding

Four bedroom detached house, POPULAR VILLAGE LOCATION WITH A RANGE OF AMENITIES. Lounge, kitchen open plan with dining area, conservatory & GROUND FLOOR BEDROOM/STUDY. Family bathroom & DOWNSTAIRS SHOWER ROOM. Off road parking, single garage & SUBSTANTIAL REAR GARDEN. EXTREMELY EFFICIENT PROPERTY.



Entrance Hall

having stairs, laminate flooring, door to dining area and door to:

Lounge

17' 11" x 10' 10" (5.46m x 3.30m)
feature fireplace with fitted log burner, laminate flooring, door to kitchen and French doors to:

Conservatory

18' x 19' (5.49m x 5.79m)
having wood flooring and side and rear doors to the garden

Kitchen

7' 7" x 16' 6" (2.31m x 5.03m)
having a range of wall and base units, work surfaces and a one and a half bowl ceramic sink. Integrated Bosch double electric oven, eight zone Whirlpool Smartsense induction hob, Bosch stainless steel extractor, Bosch dishwasher and wine rack. Space for fridge freezer and washing machine, tiled floor, door to rear entrance/lobby and open plan with:

Dining Area

9' 10" x 13' 2" (3.00m x 4.01m)
laminate flooring

Bedroom 4 / Study

8' 5" x 9' 8" (2.57m x 2.95m)
having laminate flooring. Currently dressed as a 4th bedroom but would suit use as a study/office or games room/playroom if preferred

Shower Room

6' 11" x 5' 3" (2.11m x 1.60m)
comprising three piece suite of WC, pedestal sink and shower cubicle with electric shower. Extractor and tiled walls and floor

Landing

with solid wood flooring

Bedroom 1

10' x 13' 2" (3.05m x 4.01m)

laminate flooring

Bedroom 2

11' 7" x 10' 11" (3.53m x 3.33m)
laminate flooring and built-in cupboard with loft access

Bedroom 3

7' 6" x 9' 11" (2.29m x 3.02m)
laminate flooring

Bathroom

5' 11" x 7' 8" (1.80m x 2.34m)
comprising three piece suite of WC, inset sink and bath with dual head thermostatic shower over. Heated towel rail and fully tiled walls and floor

Outside

to the front of the property there is a driveway providing off road parking and giving access to a single garage, a lawned garden to the left and an EV charging point. The rear garden is fully enclosed by timber fencing and features an extensive lawn with mature tree and shrub borders. Also within the garden there is a Japanese timber pergola and patio seating area, greenhouse, two timber garden sheds, outside tap and external power

Garage

14' 7" x 6' 11" (4.45m x 2.11m)
up and over door, power and lighting

Solar Panels

the property has a 6.2kw system with 18 solar panels and a fitted 18.2kw battery storage pack - this was fitted in 2021 and is owned outright. This has significantly helped the efficiency of the property and that shows with the EPC being 'A' rated

Agent 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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Rotten Row, Pinchbeck Spalding

- FOUR BEDROOM DETACHED HOUSE IN POPULAR VILLAGE LOCATION
- LOUNGE, KITCHEN, DINING AREA & CONSERVATORY
- FAMILY BATHROOM & DOWNSTAIRS SHOWER ROOM
- OFF ROAD PARKING & SINGLE GARAGE
- EXTENSIVE REAR GARDEN ENCLOSED BY FENCING

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

£319,500



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SDG112945 - 0009

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