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ESTATE AGENTS

1 Peony Grove, Pinchbeck, PE11 5AH Offers Over £325,000

This beautifully presented family home, recently constructed by Bellway Homes in the larger 'Milliner' design benefits from four double bedrooms and enjoys an enviable corner-plot position in a small cul-de-sac with neighbouring open fields to the side.

The current owners have taken an already impressive specification as their base and have further improved the property with a host of upgrades, including Amtico flooring, Granite work-surfaces and full wall tiling to both the en-suite and bathroom to name just a few. The ground floor accommodation comprises a dual aspect lounge with a media wall, cloakroom and an open-plan dining kitchen (with a suite of integral appliances) extending into a snug/family room overlooking the garden. The first floor comprises the aforementioned four double bedrooms together with the en-suite and family bathroom.

In keeping with the internal presentation, the outside is a similar example of the owners clear investment, with the attractive rear garden benefitting from two substantial patio area's and feature lighting, together with complementary additions such as an EV charger, outside socket and tap.

Pinchbeck itself continues to be a sought-after village, even historically winning 'Best Kept Village', its popularity in part due to the location, providing easy access to the A16 for journeys to both Boston, approximately 13 miles away, and Peterborough, around 20 miles distance. More immediately, the market town of Spalding is just a five-minute drive away via the B1356 and A151, offering an excellent range of shopping, leisure facilities, cafés, restaurants and everyday amenities. For those commuting further afield, Spalding Railway station offers direct rail services to Peterborough, connecting with the wider national rail network.

- Beautifully Presented Four Double Bedroom Family Home
- Built In The 'Milliner' Design By Award-Winning Bellway Homes
- Improved & Upgraded By The Current Vendors
- Open Plan Dining Kitchen With Dining Area & Snug/Family Room
- Cul-de-Sac Location & Corner Plot With Neighbouring Open Fields
- Generous Block-Paved Driveway & Garage With EV Charger
- Gas-Fired Central Heating & uPVC Double Glazing
- NHBC Warranty Remaining
- Tenure: Freehold. Council Tax 'D'. EPC 'B 84'

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Entrance - Via canopy porch with light and part-glazed door into the **Entrance Hall** - Having stairs to the first floor with under-stairs cupboard and radiator. The hallway has doors arranged off to the lounge kitchen and cloakroom.

Cloakroom – Comprising a contemporary suite of concealed flush WC and hand basin with mixer tap. Radiator and tiling to waist height.

Lounge – 22'10" x 10'4" (6.97m x 3.14m) – The spacious lounge enjoys a double aspect with window to the front and French doors leading out to the rear garden and patios and has the benefit of a bespoke fitted media wall with tv connectivity and feature wall panelling to the side, together with two radiators.

Kitchen – 11'11" x 8'10" (3.62m x 2.68m – The double-aspect kitchen is undoubtedly one of the many highlights and extends into the dining area and snug. Well-appointed with upgrades by the current owners, the open-plan design offers a light, contemporary space for entertaining and relaxing and benefits from a suite of integral appliances including fridge/ freezer, full-size dishwasher, eye-level oven and an induction hob with extractor canopy - all with upgraded Granite work-surfaces and under-lighting.

Dining Area/ Snug – 19'5" x 9'8" (5.91m x 2.94m) – With French doors opening out into the garden, contemporary vertical windows and concealed radiator.

First floor accommodation landing – With loft access, radiator and airing cupboard housing the hot water cylinder.

Bedroom One 14'4" x 10'3" (4.38m x 3.14m) – Unlike many modern properties even in this price-point, this particular design benefits from having four double bedrooms. The master bedroom has uPVC window overlooking the front, feature wall panelling, radiator and an en-suite shower room.

En-suite Shower Room – The en-suite features a lovely white suite, upgraded by the vendor to include floor-and-wall tiling and comprising a walk-in shower enclosure, concealed-flush WC and hand-basin with mixer tap.

Bedroom Two 11'9" x 10'0" (3.57m x 3.05m) - Also a good sized double bedroom with window overlooking the front. Radiator.

Bedroom Three 9'7" x 8'4" (2.93m x 2.53m) - Bedroom three overlooks the rear garden and has radiator.

Bedroom Four 10'9" x 8'4" (3.28m x 2.53m) – A fourth double bedroom, also overlooking the rear garden and has radiator.

Bathroom – Both the bathroom and the shower room have been improved by the current owner to include full wall tiling, with the bathroom featuring a concealed-flush WC, hand basin with mixer tap and panel bath with mixer/shower. Heated towel rail and window to the rear aspect.

Outside – With neighbouring fields to the side, the property enjoys an enviable corner-plot position on Peony Grove which is itself an attractive, small cul-de-sac on Pinchbeck fields. The corner plot also benefits in providing a useful additional area of lawn area on the right, with the driveway and garage occupying the left-side of the plot.

The driveway has been attractively block-paved and features an EV charger, with outside also well-served with a cold-water tap, outside power socket and comprehensive lighting.

Garage 20'4" x 10'9" (6.21m x 3.28m) – Up/over door, power, lighting and exterior light. A side-gate from the driveway leads through to the lovely rear garden, which has been enclosed and is a further example of the vendors continued investment. The garden has feature lighting and combines lawn with two substantial patio area's, perfect for outside dining during the summer months.

NOTE: All measurements are approximate and should be used as a guide only. None of the services connected, fixtures or fittings have been verified or tested by the Agent and as such cannot be relied upon without further investigation by the buyer.

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