



**Viscount Close, Pinchbeck Spalding PE11 3PS**

**welcome to**

**Viscount Close, Pinchbeck Spalding**

Two bedroom terraced property, IDEAL FOR FIRST TIME BUYERS & INVESTORS ALIKE. Lounge, dining kitchen & utility area. FAMILY BATHROOM & DOWNSTAIRS WC. Allocated parking for two cars & FULLY ENCLOSED REAR GARDEN. Popular village location with EASY ACCESS OF AMENITIES



### **Lounge**

12' 3" x 13' 8" ( 3.73m x 4.17m )

having stairs to first floor with cupboard beneath and door leading to WC and:

### **Kitchen Diner**

8' 1" x 12' 3" ( 2.46m x 3.73m )

having a range of wall and base units, work surfaces and a one and a half bowl stainless steel sink.

Integrated electric oven, four ring gas hob and stainless steel extractor. Space for fridge freezer and French doors to garden

### **Utility**

6' 9" x 3' 11" ( 2.06m x 1.19m )

### **Wc**

comprising two piece suite of WC and pedestal sink. Extractor

### **Bedroom 1**

12' 3" x 9' ( 3.73m x 2.74m )

built-in wardrobe

### **Bedroom 2**

10' 1" x 9' 1" ( 3.07m x 2.77m )

built-in wardrobe

### **Bathroom**

6' 5" x 5' 11" ( 1.96m x 1.80m )

comprising three piece suite of WC, pedestal sink and bath with shower over. Extractor

### **Outside**

to the front of the property there is a tarmac parking area providing allocated parking for two cars, with a gate leading to the rear garden. Fully enclosed by timber fencing, the rear garden features a central lawn, patio seating area and paved pathway to the side. Within the garden there is a timber garden shed, outside lights and outside tap



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welcome to

## Viscount Close, Pinchbeck Spalding

- MODERN TWO BEDROOM TERRACED PROPERTY
- LOUNGE, KITCHEN DINER & UTILITY AREA
- FAMILY BATHROOM & DOWNSTAIRS WC
- ALLOCATED PARKING FOR AT LEAST ONE CAR
- FULLY ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: B

Council Tax Band: B

**£157,500**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SDG112978 - 0008

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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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01775 711711**



[Spalding@williamhbrown.co.uk](mailto:Spalding@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**