EST 1770

Longstaff.com

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



3 Ranville Close, Pinchbeck PE11 3YD

(Offers In Excess Of) £250,000 Freehold

- Detached 3 Bedroom Bungalow
- En-Suite and Family Bathroom
- No Onward Chain
- Ample Off Road Parking and Double Garage
- Conservatory

Spacious detached bungalow situated in a cul-de-sac in the popular village of Pinchbeck. Accommodation comprising entrance hallway, lounge diner, kitchen, utility, conservatory, 3 bedrooms (en-suite to the master), 2nd conservatory and bathroom with four piece suite. Ample off road parking, double garage and mature gardens. Gas central heating.







ACCOMMODATION Open porch with lighting and wooden obscured glazed door with matching wooden obscured glazed panels to the side leading into:

ENTRANCE HALLWAY 9' 6" x 14' 0" (2.92m x 4.27m) maximum Coved ceiling, access to loft space, 2 fitted wall lights, smoke alarm, radiator, double door storage cupboard off with hanging rail and fitted Glow Worm gas boiler.

LOUNGE DINER 21' 8" x 14' 11" (6.61m x 4.57m) maximum
LOUNGE AREA 14' 11" x 11' 2" (4.56m x 3.41m) UPVC double glazed bay window to the front elevation, UPVC double glazed window to the side elevation, coved ceiling, 2 double wall lights, stone fireplace with built-in stone plinths and wooden mantle with fitted gas coal effect fire, radiator, central heating thermostat, TV point, open arch into:

DINING AREA 10' 7" x 9' 0" (3.24m x 2.75m) UPVC double glazed window to the front elevation, coved ceiling, double wall light, serving hatch to Kitchen, radiator.

From the Entrance Hallway an obscured glazed door leads into:











KITCHEN 11' 10" x 10' 1" (3.63m x 3.09m) UPVC double glazed window to the side elevation, textured ceiling, centre spotlight fitment, extractor fan, fitted with a wide range of base, eye level and drawer units with work surfaces over, tiled splashbacks, inset stainless steel sink with mixer tap, 2 corner carousel units, integrated stainless steel Hotpoint gas hob, extractor hood over, integrated stainless steel Hotpoint fan assisted electric oven, radiator, plumbing and space for washing machine, space for further appliances, obscured wooden glazed door to:

CONSERVATORY 6' 3" x 8' 1" (1.93m x 2.48m) Dwarf brick wall and UPVC construction with solid roof, centre light point, tiled flooring, UPVC double glazed door to the front elevation, obscured UPVC double glazed door to the rear elevation, fitted base and eye level units, plumbing and space for washing machine, power points.

From the Entrance Hallway a door leads into:

FAMILY BATHROOM 8' 4" x 8' 10" (2.55m x 2.70m) Obscured UPVC double glazed window to the side elevation, skimmed ceiling, centre light point, fully tiled walls, radiator, fitted with a four piece suite comprising low level WC, pedestal wash hand basin with taps, bath with taps, fully tiled shower cubicle with fitted thermostatic shower over.

From the Entrance Hallway into:

MASTER BEDROOM 10' 11" x 11' 9" (3.35m x 3.60m) UPVC double glazed window to the rear elevation, coved ceiling, 2 fitted wall lights, radiator, BT point, door to Bedroom 3 and door to:

EN-SUITE 5' 2" x 8' 2" (1.59m x 2.50m) Obscured UPVC double glazed window to the rear elevation, skimmed ceiling, centre light point, stainless steel heated towel rail, tiled flooring, part tiled walls, fitted with a three piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit with storage below and illuminated mirror over, extractor fan, fully tiled shower cubicle with fitted Mira Sport power shower over.

BEDROOM 2 10' 4" x 10' 3" (3.17m x 3.13m) Coved ceiling, centre light point, radiator, wooden glazed door to the rear elevation, wooden glazed window to the rear elevation leading into Conservatory.

CONSERVATORY 8' 1" x 10' 11" (2.47m x 3.33m) Dwarf brick wall and UPVC construction, heat resistant polycarbonate roof, UPVC double glazed windows to both sides and to the rear elevation, UPVC double glazed French doors to the rear elevation, double radiator, power sockets, BT point.

From the Entrance Hall a door leads into:

BEDROOM 3 7' 7" x 8' 9" (2.32m x 2.68m) UPVC double glazed window to the side elevation, coved ceiling, centre light point, double wall lights, single radiator, double door wardrobe with hanging rail.

EXTERIOR The front garden is laid to lawn with a dwarf stone wall to the front boundary. Paved pathways and concrete driveway providing multiple off-road parking. Side access gate leading into the rear garden.

ATTACHED DOUBLE GARAGE 16' 0" x 15' 11" (4.89m x 4.87m) Twin up and over doors, window to the rear elevation, power and lighting.

REAR GARDEN Mainly laid to lawn with a wide range of mature shrub and tree borders with paved patio area.

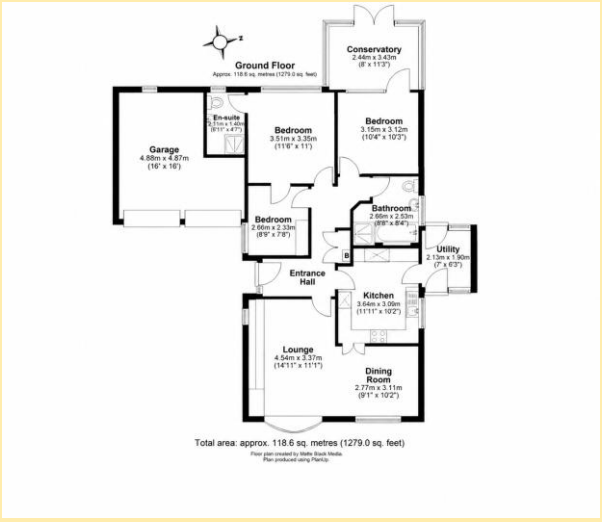
DIRECTIONS From Spalding proceed in a northerly direction on the B1356 Pinchbeck Road and continue to the village of Pinchbeck veering right at the mini-roundabout by the Church, then continue taking the second right hand turning into Horsepit Lane and the first left hand turning into Ranville Close. The bungalow is the second on the left hand side indicated by the Agents For Sale sign.











TENURE Freehold

SERVICES Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX BAND C

LOCAL AUTHORITIES
South Holland District Council 01775 761161
Anglian Water Services Ltd. 0800 919155
Lincolnshire County Council 01522 552222

PARTICULARS CONTENT
R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate.. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

Ref: S12151
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.

ADDRESS
R. Longstaff & Co LLP.
5 New Road
Spalding
Lincolnshire
PE11 1BS

CONTACT
T: 01775 766766
E: spalding@longstaff.com
www.longstaff.com

