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Longstaff^{COM}

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



14 Westfield Drive, Pinchbeck PE11 3TW

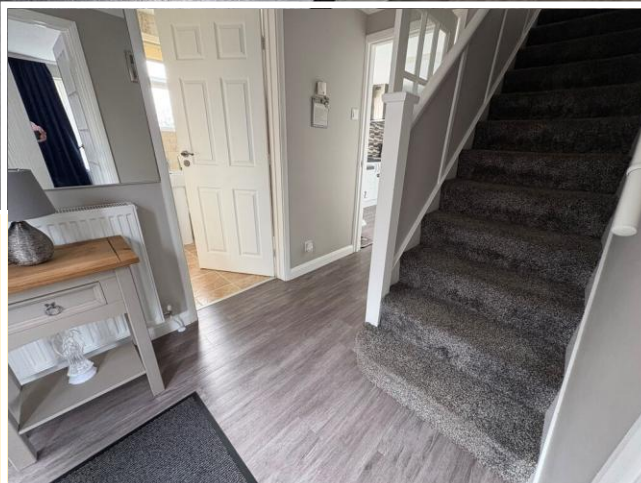
£259,950 Freehold

- Immaculately Presented
- Refitted Kitchen
- Gas Central Heating
- 2 Double Bedrooms
- South Facing Rear Garden

Immaculately presented chalet style property in convenient village location. Gas central heating, UPVC windows, driveway, established south facing rear gardens. Internal inspection highly recommended.

SPALDING 01775 766766 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



ACCOMMODATION UPVC side entrance door with obscure glazed side panels to:

RECEPTION HALL 10' 4" x 6' 1" (3.16m x 1.87m) Radiator, moulded coved cornice, staircase off, ceiling light, attractive woodgrain effect laminate flooring, multi pane door with bevelled glass opening into:

LOUNGE 11' 3" x 14' 10" (3.44m x 4.53m) Fitted carpet, UPVC picture window to the front elevation, coved cornice, ceiling light, 2 radiators, pebble effect electric fire set within decorative surround.

BATHROOM 7' 7" x 5' 6" (2.32m x 1.69m) Fully tiled walls, tiled floor, fitted three piece suite comprising 'P' shaped bath with shower over and glazed screen, pedestal wash hand basin with mixer tap, low level WC, radiator, obscure glazed UPVC window, ceiling light, large built-in Airing Cupboard.



From the Reception Hall a multi pane door opens into:

FITTED KITCHEN 14' 2" x 8' 9" (4.33m x 2.67m) Attractive range of modern fitted units comprising base cupboards and drawers beneath the worktops with inset single drainer resin sink unit with mono block mixer tap, intermediate wall tiling, matching eye level wall cupboards, plumbing and space for washing machine and dishwasher, cooker space with multi speed cooker hood above, ceiling light, vertical column radiator, wood grain effect laminate flooring, UPVC window to the rear elevation, half glazed UPVC external entrance door, walk-in pantry with fitted shelf, square arch to:

DINING ROOM 10' 3" x 8' 7" (3.13m x 2.63m) Ceiling light, UPVC window to the side elevation, modern vertical column radiator, wood grain effect laminate flooring.

From the Reception Hall the carpeted staircase rises to:

FIRST FLOOR LANDING Ceiling light, access to loft space, doors arranged off to:

BEDROOM 1 11' 10" x 11' 7" (3.63m x 3.54m) UPVC window to the front elevation, radiator, ceiling light with propeller style fan, fitted carpet.

BEDROOM 2 11' 10" x 8' 8" (3.61m x 2.66m) Fitted carpet, ceiling light, UPVC window to the rear elevation, radiator, eaves storage cupboard.

EXTERIOR Open plan frontage with large block paved driveway, side by side parking for 3 to 4 cars, gated side access leading round to:

ESTABLISHED REAR GARDEN South facing and privately enclosed with close boarded timber fencing to the side and rear boundaries. Large shed. Modern paved patio and seating area, picket fencing, arch to the lawn with summerhouse and stocked borders, external electric lights, cold water tap, external lighting.

INTEGRAL STORE (FRONT PART OF THE FORMER GARAGE) 8' 10" x 4' 3" (2.71m x 1.30m) maximum With up and over door, power and lighting, loft hatch, concrete floor.

DIRECTIONS From Spalding proceed along Pinchbeck Road continue into the village of Pinchbeck, turn left at the Bull Public House into Knight Street, proceed past the shops, turning left into Rotten Row, then first left into Westfield Drive where upon the property is the penultimate on the right hand side.

AMENITIES Primary school, range of shops, takeaways, Church, playing fields etc are all within the village. Spalding is 2 miles distant and has a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations.

SERVICES Mains water, gas, electric and drainage. Gas central heating.





TENURE Freehold

SERVICES See Note

COUNCIL TAX BAND B

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: S11345

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

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CONTACT

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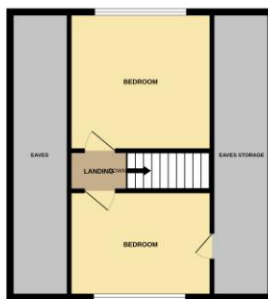
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GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency. See the plan. Scale: 1:100 (approx.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		