



## 70 PINCHBECK ROAD

SPALDING, PE11 1QF

**£499,995**  
FREEHOLD

Sedge Estate Agents are proud to present this truly exceptional and beautifully refurbished period home, perfectly positioned close to the town centre. Finished to an extraordinary standard throughout, this property seamlessly blends classic character with modern, stylish living. This stunning home offers spacious and versatile accommodation over four floors, ideal for families seeking comfort, elegance, and flexibility. The property has been carefully renovated throughout, showcasing superb attention to detail, contemporary fixtures, and high-quality finishes. At the heart of the home is a brand-new, modern kitchen, designed for both everyday living and entertaining, with a sleek, high-specification finish and generous workspace.

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- Completely refurbished to an exceptional standard – ready to move in
- Five spacious bedrooms across four floors – perfect for families
- Brand-new contemporary kitchen with high-quality fixtures and finishes
- Formal dining room ideal for entertaining
- Basement lounge – versatile space for family living or home office
- Utility room providing practical everyday convenience
- Garage and ample off-road parking for multiple vehicles
- Beautifully landscaped enclosed rear garden with patio and decking
- Games room with annexe potential (STPP) – ideal for guests or multi-generational living
- Prime location within walking distance of the town centre – close to shops, schools, and amenities



## Summary

Stunning Fully Refurbished Period Home – Five Bedrooms – Modern Kitchen – Basement Lounge – Games Room/Annexe Potential (STPP) – Walking Distance to Town Centre

This exceptional semi-detached family home has been completely refurbished to an impeccable standard, blending original character with contemporary style. Spread across four floors, the property offers five spacious bedrooms, a brand-new, high-spec modern kitchen, a formal dining room, and a basement lounge perfect for family living or entertaining.

The utility room, generous garage, and ample off-road parking add to the practicality of this stunning home. Outside, the enclosed rear garden features a raised patio and decking area, with a substantial games room offering excellent potential to create a self-contained annexe (STPP).

Located within walking distance of the town centre, this property is a rare opportunity for buyers seeking a turn-key, beautifully presented home with space, style, and versatility.

## Summary Layout

Ground Floor

Porch  
Door to:

Hall  
Stairs leading down to the lobby, doors to basement, staircase to first floor landing, radiators, decorative picture rail, exposed floorboards, doors to:

Lounge 4.82m (15'10") max x 4.18m (13'8") max  
Front-facing window, feature log burner, exposed floorboards, decorative coving – a perfect combination of style and warmth.

Dining Room 4.82m (15'10") x 3.89m (12'9")  
Rear-facing window, radiator, exposed floorboards – elegant space for formal entertaining.

Shower Room  
Modern three-piece suite comprising double shower enclosure with rainhead and handheld shower, low-level WC and pedestal wash hand basin, heated towel rail, extensively tiled, side-facing windows.

Lobby  
Door to rear garden, opening to:

Utility Room  
Rear and side windows, stainless steel sink unit, spotlights, access to boiler.

Basement

Dining Room 5.36m (17'7") max x 2.93m (9'7") max  
Side-facing windows, under-stair storage cupboard, perfect for family meals or entertaining.

Basement Lounge 4.07m (13'4") x 3.96m (13')  
Front-facing window, radiator, open plan to kitchen – a fantastic versatile space for relaxing or socialising.

Kitchen 4.11m (13'6") x 4.07m (13'4")  
Brand-new contemporary kitchen with a range of high-quality base and eye-level units, premium worktops, sink with mixer tap, tiled splashbacks, spotlights, rear-facing window – a true showpiece of the home.

Utility 2.93m (9'7") x 2.70m (8'10") max  
Built-in storage cupboard, side-facing windows.

First Floor

Landing  
Stairs to second floor, doors to:

Bedroom 1 4.35m (14'3") max x 4.29m (14'1") max  
Rear-facing window, built-in storage cupboards, radiator, picture rail – a luxurious master suite.

Bedroom 2 4.24m (13'11") x 4.20m (13'9")  
Front-facing window, radiator – generous double bedroom.

Bedroom 3 3.08m (10'1") x 2.91m (9'7")  
Rear-facing window, radiator – bright and airy.

Bathroom  
Modern three-piece suite with bath and handheld shower, pedestal wash hand basin, low-level WC, radiator, spotlights, windows to front and side.

Second Floor

Landing  
Doors to:

Bedroom 4 4.39m (14'5") x 3.73m (12'3")  
Rear-facing window, – a stylish and spacious bedroom.

Bedroom 5 4.27m (14') max x 4.19m (13'9") max  
Skylight – a light-filled versatile space.

Attic Room  
Side-facing window, restricted ceiling height – perfect for a home office or storage.

Cloakroom  
Two-piece suite with pedestal wash hand basin and low-level WC, built-in storage cupboard, side-facing window.

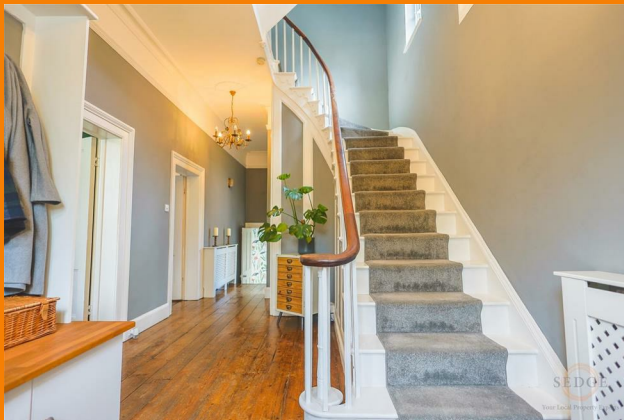
Outside

The front of the property is enclosed with iron double gates leading to a spacious driveway with ample off-road parking, and access to the open-fronted garage  
Garage 3.96m (13') max x 4.08m (13'5") max.

The enclosed rear garden is beautifully landscaped, mainly laid to lawn with a raised patio and additional decking – perfect for entertaining or enjoying the outdoors.

Garage/Games Room/Potential Annexe 3.96m (13') max x 10.12m (33'6") max  
A substantial outbuilding offering excellent potential to be converted into a self-contained annexe (subject to planning permission) – ideal for multi-generational living, guest accommodation, or home working.

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Your Local Property Expert

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## ADDITIONAL INFORMATION

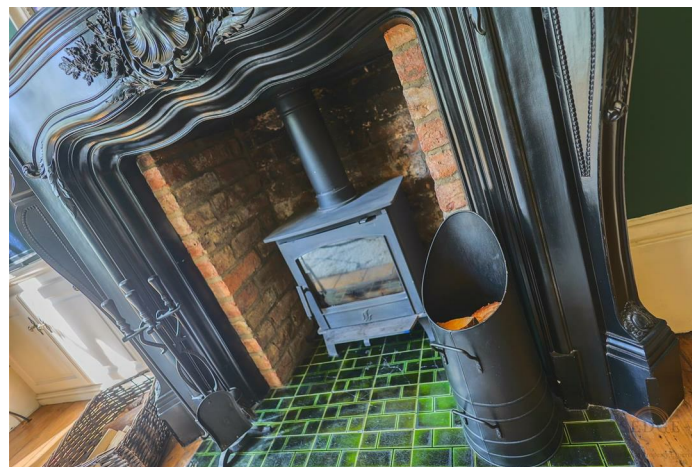
**Local Authority** – South Holland

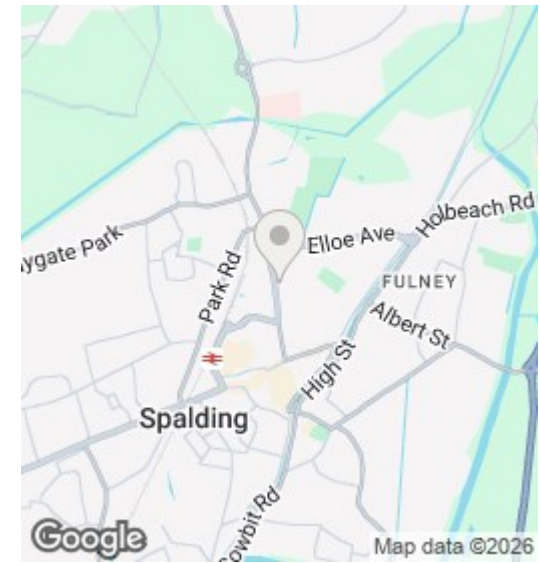
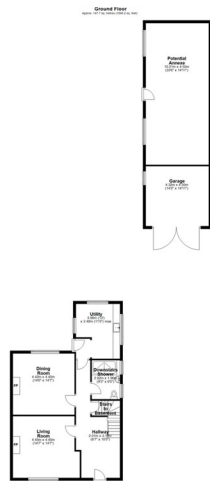
**Council Tax** – Band D


**Viewings** – By Appointment Only

**Floor Area** – sq ft

**Tenure** – Freehold





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	
(55-68) <b>D</b>		
(39-54) <b>E</b>		49
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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