



HOLWOOD DRIVE, PINCHBECK, PE11 5AD
£399,000 FREEHOLD

A stunning modern bungalow set across from open greens with views over fields beyond. Just a few years old with many improvements, enjoying cleverly arranged open plan living with dual bi-fold doors, with three double bedrooms and a quality finish throughout.

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Set behind neat laurel hedging, enjoying a corner plot position, across from open greens and with views over farmland beyond, you pass the double garage and cross the extended driveway offering generous parking and under the canopy storm porch with part glazed composite entrance door, opening through to:

ENTRANCE HALL

17'5 x 5'2 a striking reception hall greets you with glazed double doors toward the end tempting you into the open plan living space, oak door throughout, finished with modern wood effect flooring, recessed double airing cupboard, radiator, power points and loft access.

PRINCIPAL BEDROOM

18'8 x 12' (max) a wonderful main bedroom, light and spacious with dual UPVC windows to the front aspect, twin radiators, power points with USB, TV point and network cable point.

EN SUITE

A generous en suite comprising a quality three-piece suite, low level WC, wash hand basin set in vanity unit with storage and walk in shower with rain shower over and glass screen, modern tiled splash backs and further recessed storage, chrome heated towel rail and modern wood effect flooring

BEDROOM

10'10 x 9'10 a good double bedroom with UPVC window to the front aspect, enjoying views over open greens, radiator, power points with USB, Tv point and network cable

point.

BATHROOM

10'10 x 6'11 a fantastic family bathroom comprising a quality four-piece suite, low level WC, wash hand basin set in vanity unit with storage, panel bath and oversize shower cubicle with rain shower over and glass door, chrome heated towel rail, attractive tiled splash backs and finished with modern wood effect flooring.

BEDROOM

10'10 x 10'9 another double bedroom with UPVC window to the side aspect, radiator, power points with USB, Tv point and network cable point.

UTILITY ROOM

7'10 x 7'2 a handy space with part glazed UPVC door to the side aspect, comprising a range of base level storage units incorporating roll edge work surface with stainless steel sink inset, further pantry unit, plumbing and space for washing machine, space for tumble dryer, power points, ceiling spotlights and finished with modern wood effect flooring.

OPEN PLAN KITCHEN DINING

35'4 (max) x 12'9 (max) opening to 28'5 just stunning open plan living opens up in front of you, the bright kitchen area has UPVC window to both side aspects and aluminium bi-fold doors on to the southerly facing rear gardens, comprising a range of quality, modern split colour base and eye level storage units, with large central island, breakfast bar and 1 ¼ sink inset with mixer

tap over, ample storage in the central island and incorporating composite work surface with NEFF integrated dishwasher and wine fridge. Further integrated appliances including Neff double oven, 900mm induction hob with extractor fan over and integrated NEFF fridge and freezer, radiator, power points and modern wood effect flooring which flows through to:

SITTING ROOM/LIVING SPACE

15'10 opening to 28'5 x 14'2 set L shape to the kitchen area with a wonderful continuous flow yet a living space in its own right with Aluminium bi-fold doors onto the southerly facing rear gardens and patio area, radiator, power points, TV point and network cable point.

OUTSIDE

Set toward the entrance of a prime modern development and enjoying views over the open greens and farmland beyond. Set on an attractive corner plot behind laurel hedging with neat lawns and extended block paved driveway with parking for at least three vehicles and leading to a DOUBLE GARAGE 17'9 x 17'11 with electric up and over door, power and light connected with eaves storage and part glazed UPVC door to the rear. Gated side access leads to the rear and side gardens, enclosed by panel fencing with extended Indian stone patio seating area, with granite chipped borders, enjoying a southerly facing aspect and wrapping around at the rear to further lawns and store area.



GROUND FLOOR
1678 sq.ft. (155.8 sq.m.) approx.



TOTAL FLOOR AREA : 1678 sq.ft. (155.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		93
B	(81-91)	84	
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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