



**Horsepit Lane, Pinchbeck, Spalding, PE11 3YB**

welcome to

## Horsepit Lane, Pinchbeck Spalding

DON'T MISS OUT - VIEWING HIGHLY ADVISED IN ORDER TO APPRECIATE THE ACCOMODATION PROVIDED! \* TWO BEDROOM DETACHED CHARACTER PROPERTY SITUATED WITHIN THE SOUGHT-AFTER VILLAGE OF PINCHBECK! BOOK YOUR VIEWING TODAY.



**Entrance Hall**

Double glazed entrance door to the front aspect  
leads into the property.

Staircase leading to the first floor accommodation.

**Sun Room**

Double glazed windows and patio doors to the front aspect.

**Lounge**

11' 2" x 10' ( 3.40m x 3.05m )  
Carpeted flooring

Double glazed window to the front aspect.

**Dining Room**

9' 11" x 11' ( 3.02m x 3.35m )  
Carpeted flooring

Double glazed window to the front aspect.

**Kitchen**

16' 11" x 7' ( 5.16m x 2.13m )  
Fitted kitchen comprising of wall and base units with  
worksurfaces over, sink/drainer, gas cooker, vinyl  
flooring.

Double glazed window to the front aspect.

**Utility Room**

5' x 3' 11" ( 1.52m x 1.19m )  
Room for fridge/freezer, plumbing for washing  
machine, vinyl flooring

Double glazed window to the side aspect.

**Conservatory**

9' 2" x 6' 1" ( 2.79m x 1.85m )  
Double glazed window to the side aspect.  
Double glazed door to the front aspect.

**Office / Landing**

3' 8" x 11' 9" ( 1.12m x 3.58m )

**Bedroom One**

11' x 19' 8" ( 3.35m x 5.99m )

Carpeted flooring  
Double glazed window to the rear aspect.

**Bedroom Two**

8' 7" x 11' 9" ( 2.62m x 3.58m )  
Carpeted flooring

Double glazed window to rear aspect.

**Bathroom**

Three piece suite comprising of a bath with shower  
cubicle, wash hand basin and WC. Partly tiled, vinyl  
flooring

Double glazed window to the rear aspect.

**Exterior**

Extensive driveway providing ample off-road parking

**Rear Garden:**

Enclosed laid to lawn garden



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## Horsepit Lane, Pinchbeck Spalding

- TWO BEDROOM DETACHED HOUSE
- POPULAR VILLAGE LOCATION
- CHARACTER FEATURES THROUGHOUT
- ENCLOSED REAR GARDEN
- EXTENSIVE DRIVEWAY

Tenure: Freehold EPC Rating: E

Council Tax Band: B

**£230,000**



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Property Ref:  
SDG112642 - 0003

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