



**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/drain, 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**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SDG112642 - 0003

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