



Cherry Trees Herdgate Lane, Pinchbeck Spalding PE11 3UP

welcome to

Cherry Trees Herdgate Lane, Pinchbeck Spalding

William H Brown are excited to offer to the market a two-bedroom detached house,



Entrance Hallway

14' 3" x 7' 10" (4.34m x 2.39m)

UPVC double glazed window to the front aspect.
Wood effect flooring. Radiator, sockets & lights.

Living Room

14' x 16' (4.27m x 4.88m)

UPVC double glazed window to the side aspect.
Wood effect flooring. Access to upstairs via spiral staircase. Fireplace. TV point, radiator & lights.

Utility Room

6' 11" x 5' 11" (2.11m x 1.80m)

Wood effect flooring. Shelving. Access into downstairs bathroom and back into the living room.
Light & sockets.

Dining Room

12' 5" x 13' 11" (3.78m x 4.24m)

UPVC double glazed window to the side aspect. Door into the rear garden and access into the living room & kitchen. Feature fireplace, light & sockets.

Kitchen

17' 1" x 9' 9" (5.21m x 2.97m)

UPVC double glazed window to the front aspect.
Access into the rear garden. Tiled flooring. Eye & base level cupboards with oven & sink with drainer.
Plumbing, lights & radiator.

First Floor Landing

Carpet. UPVC window to the rear aspect. Access into all bedrooms & bathroom.

Bedroom One

25' 9" x 14' 4" (7.85m x 4.37m)

UPVC double glazed windows to the side aspect.
Carpet. Built in wardrobes. Light, sockets & radiator.

Bedroom Two

9' 9" x 8' 7" (2.97m x 2.62m)

UPVC double glazed window to the rear aspect.
carpet. Light, sockets & radiator.

Bathroom

5' 9" x 7' 6" (1.75m x 2.29m)

UPVC double glazed window to the side aspect, Bath, hand basin & toilet. Light & radiator.

Double Garage

Two up & over doors with door to the side of the property. Power, lights & sockets.

Exterior

Ample off road parking to the front of the property.
The rear garden is of a good size & is private & enclosed with field views to the rear of the home.

Agents Note

Please note the property has distortion to the roof structure and front wall of the house. We have been advised that there is an issue with land registry that is currently in the process of being resolved.

Agents Note

"Please note an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



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welcome to

Cherry Trees Herdgate Lane, Pinchbeck Spalding

- NO ONWARD CHAIN
- DOUBLE GARAGE
- PRIVATE PLOT
- BACKING ONTO FIELDS
- AMPLE OFF ROAD PARKING

Tenure: Freehold EPC Rating: G

Council Tax Band: C

£180,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SDG112584 - 0018

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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