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## 33 Poachers Gate, Pinchbeck PE11 3JP

**£156,500 Freehold**

- Ideal Investment/First Time Buy
- 2 Bedrooms
- Conservatory
- Popular Village with Good Amenities
- Viewing Recommended

2 bedroom inner terrace house with gas central heating and UPVC windows. Lounge, kitchen, conservatory, 2 bedrooms and shower room. Off-road parking, enclosed rear garden. No onward chain.

SPALDING 01775 766766 BOURNE 01778 420406



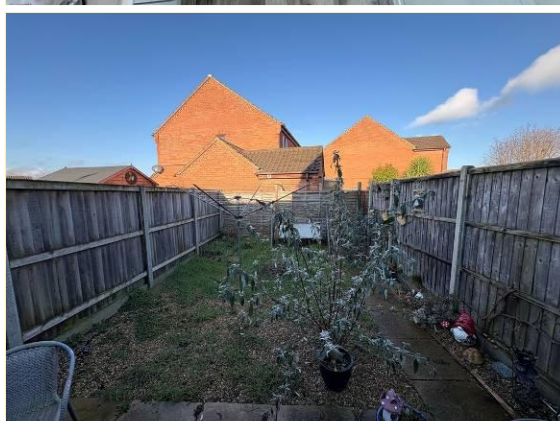
**ACCOMMODATION** UPVC front entrance door opening into:

**PORCH AREA** Ceiling light, range of coat hooks, staircase off, access into:

**LOUNGE** 12' 7" x 10' 0" (3.85m x 3.06m) UPVC window to the front elevation, laminate flooring, understairs store cupboard, radiator, coved and textured ceiling, ceiling light, double doors opening into:

**DINING KITCHEN** 12' 10" x 8' 3" (3.93m x 2.53m) Roll edged worktops, inset single drainer stainless steel sink unit, mixer tap, base cupboards and drawers, electric oven, gas hob, intermediate wall tiling, matching eye level wall cupboards, plumbing and space for washing machine and tumble dryer, radiator, coved and textured ceiling, ceiling light, fuse box, laminate flooring, part glazed door to:

**CONSERVATORY** 11' 6" x 8' 7" (3.51m x 2.63m) Dwarf brick and UPVC construction with pitched polycarbonate roof, ceiling light with propeller style fan, French doors to the rear elevation, ceramic floor tiles, radiator.



From the Entrance area the staircase rises to:

**FIRST FLOOR LANDING** Access to loft space, coved cornice, ceiling light, built-in linen cupboard housing the Ideal gas fired central heating boiler, doors arranged off to:

**BEDROOM 1** 9' 7" x 9' 3" (2.93m x 2.84m) plus 5'7" x 3'9" (1.72m x 1.16) maximum incorporating the bulkhead. 2 UPVC windows to the front elevation (one with display sill), radiator, coved cornice, ceiling light.

**BEDROOM 2** 8' 9" x 6' 1" (2.69m x 1.87m) plus recess 3'9" x 2'9" (1.15 x 0.84m), laminate flooring, window to the rear elevation, coved cornice, ceiling light, radiator.

**SHOWER ROOM** 5' 5" x 6' 5" (1.66m x 1.96m) Shower enclosure with mains shower and deflector panel, low level WC with concealed cistern and push button flush, hand basin with mixer tap, store cupboards, extractor fan, vertical radiator/towel rail, obscure glazed UPVC window.

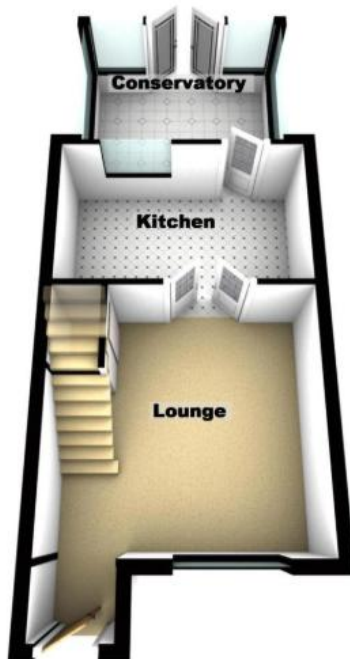
**EXTERIOR** Open plan lawned frontage, enclosed rear garden and off-road parking (to be confirmed).

**DIRECTIONS** From Spalding proceed in a northerly direction along the Pinchbeck Road, continue through Pinchbeck and take a left hand turning into Crossgate Lane then first right into Poachers Gate where upon the property is situated on the left hand side.

**AMENITIES** The village of Pinchbeck has a variety of facilities including shops, primary school, doctors surgery, supermarket etc. Spalding town centre is just over two miles from the property and offers a full range of shopping, banking, leisure, commercial, educational and medical facilities.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

#### Ground Floor



#### First Floor



**TENURE** Freehold

**SERVICES** Mains Gas, Electric, Water and Drainage, Gas Central Heating.

**COUNCIL TAX BAND** A

**LOCAL AUTHORITIES**

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

**PARTICULARS CONTENT**

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**Ref: S11926**

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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