



BRADLEY JAMES

ESTATE AGENTS



11 Mayfield Close, Pinchbeck, Spalding, PE11 3SJ

Asking price £199,950

- Open plan lounge diner
- Three good sized bedrooms
- Off road parking and a single garage
- Cul-de-sac
- 2 minute drive to Pinchbeck primary school
- Kitchen
- Four piece bathroom suite
- Children's playing green is walking distance
- Popular village location
- Modern windows and doors

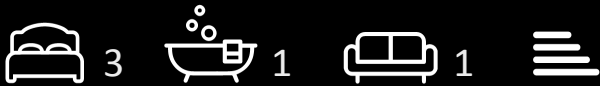
Nestled in the charming village of Pinchbeck, Mayfield Close presents a delightful semi-detached house that is perfect for families. This well-appointed property features a welcoming entrance hall that leads into an open plan lounge diner, where natural light floods in through French doors, seamlessly connecting the indoor space to a private rear garden. The kitchen is conveniently situated, making it easy to entertain guests or enjoy family meals.

Upstairs, you will find three generously sized bedrooms, ensuring ample space for everyone, with no box rooms to compromise on comfort. The four-piece bathroom serves all three bedrooms, providing both functionality and style.

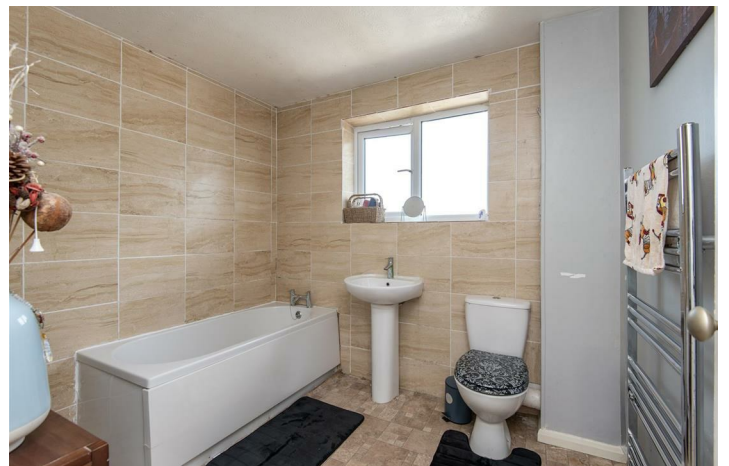
Outside, the property boasts off-road parking that leads to a single garage, offering additional storage or parking options. The side gated access to the rear garden enhances the outdoor experience, making it an ideal space for children to play or for hosting summer gatherings.

Located in a friendly cul-de-sac, this home benefits from a nearby playing area, perfect for families. The village of Pinchbeck is well-equipped with essential amenities, including a primary school, a Spar shop, Hargraves butcher, and a delightful fish and chip shop. For further conveniences, the bustling town of Spalding is just a 5-10 minute drive away, where you will find secondary schools, a train station, a variety of shops, restaurants, and supermarkets.

With excellent road links via the A16, connecting you to Stamford, Peterborough, Lincoln, and Norfolk, this property offers both a village lifestyle and easy access to larger towns. Mayfield Close is a wonderful opportunity for those looking to settle in a vibrant community while enjoying the comforts of a spacious family home.



Council Tax Band: B



Entrance Hall

UPVC double glazed front door into the entrance hall which has a UPVC double glazed window to the side, stairs leading to the first floor accommodation, radiator, power points and telephone points.

Lounge Diner

19'0 x 12'1

UPVC double glazed window to the front, UPVC double glazed French doors to the rear garden, radiator, power points, TV points and under stairs storage cupboard.

Kitchen

10'7 x 8'4

UPVC double glazed window to the rear, UPVC obscured double glazed door to the rear, base and eye level units with work surface over, sink and drainer with mixer taps over, space and plumbing for washing machine, space and point for fridge freezer, space and point for freestanding cooker, extractor over, tiled splashback, tiled floor, wall mounted gas boiler, radiator and power points.

Landing

Loft hatch and power point plus airing cupboard with shelving.

Bathroom

Four piece bathroom suite, UPVC obscured double glazed window to the front, panel bath with mixer taps over, pedestal wash hand basin with mixer taps over, WC with push button flush, separate shower cubicle which is fully tiled for an electric shower, and wall mounted heated towel rail.

Bedroom 1

11'3 x 10'8

UPVC double glazed window to the front, radiator, power points and TV point.

Bedroom 2

10'7 x 8'0

UPVC double glazed window to the rear, radiator and power points.

Bedroom 3

12'3 x 7'8

UPVC double glazed window to the rear, radiator and power points.

Outside

To the front it is all gravel off-road parking with side gated access leading to the rear garden which is enclosed by panel fencing and has a patio seating area and it is predominantly laid to lawn.

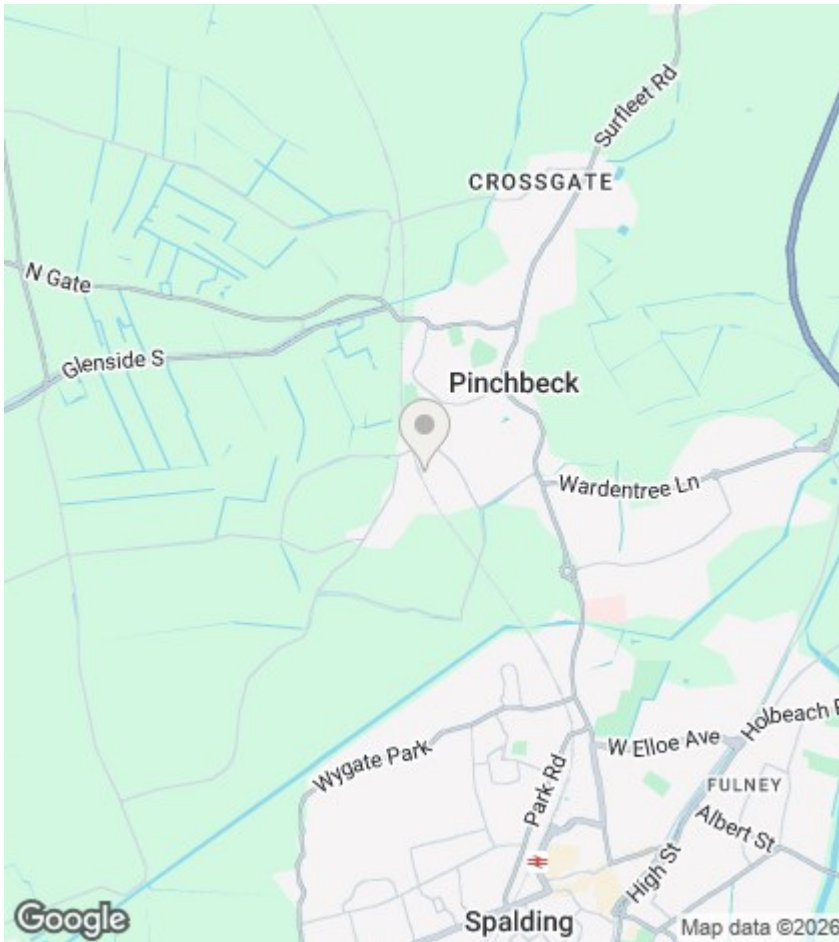
Garage

17'0 x 8'2

Up and over door, fuse box and lighting.








Viewings

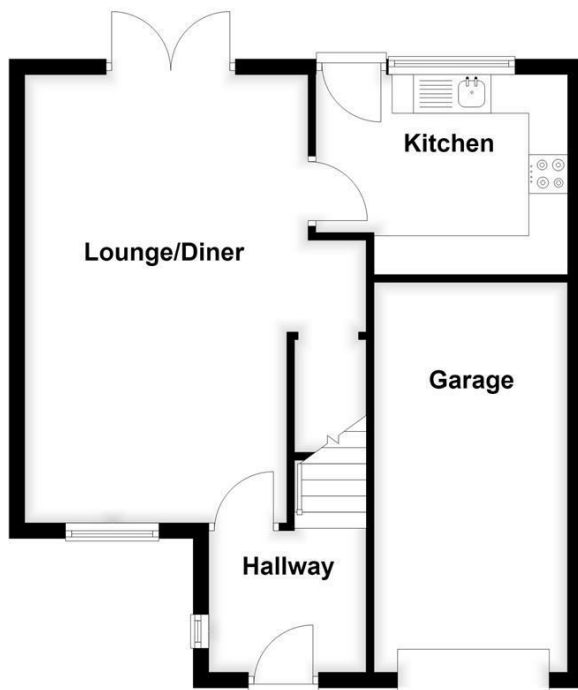
Viewings by arrangement only. Call 01775 233130 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

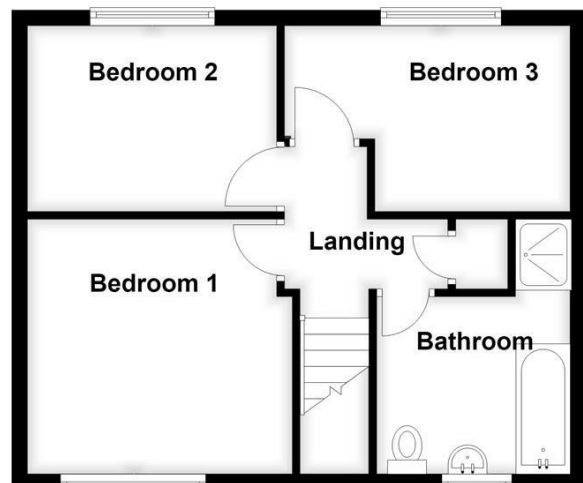
Ground Floor

Approx. 48.6 sq. metres (523.2 sq. feet)



First Floor

Approx. 40.5 sq. metres (435.8 sq. feet)



Total area: approx. 89.1 sq. metres (959.0 sq. feet)