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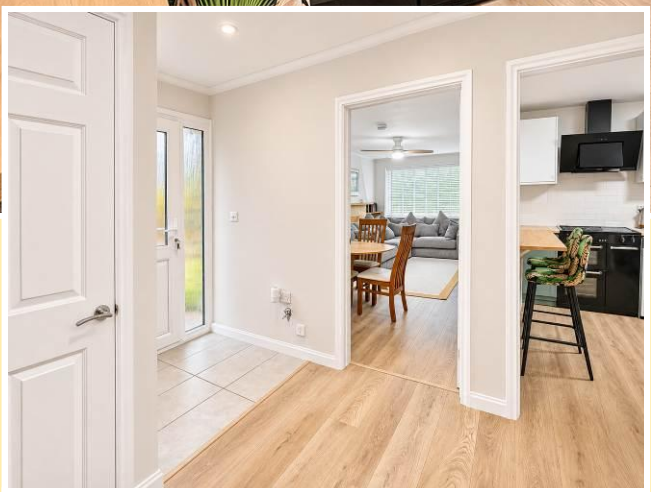
4 Horsepit Lane, Pinchbeck PE11 3YB

£290,000 Freehold

- Detached Bungalow
- 4 Bedrooms
- Generous Sized Gardens
- Popular Village with Good Amenities
- Ample Parking, Car Port and Garage

Recently renovated, deceptively spacious 4-bedroom detached bungalow with ample off-road parking and generous sized gardens convenient for the village of Pinchbeck. Gas central heating. Must be viewed to be appreciated!







ACCOMMODATION Part glazed UPVC entrance door opening into:

RECEPTION HALL 11' 1" x 4' 1" (3.39m x 1.26m) plus 12'6'' x 3'1'' (3.82m x 0.95m), recessed ceiling lights, smoke alarm, radiator, wood grain effect laminate flooring, large shelved storage cupboard, fitted cloaks cupboard with hanging rail, door to:

CLOAKROOM 5' 9" x 2' 9" (1.76m x 0.84m) maximum Two piece suite comprising low level WC, hand basin with mono block mixer tap and storage drawer beneath, half tiled walls, tiled floor, recessed ceiling light, obscure glazed UPVC window.

MODERN FITTED BREAKFAST KITCHEN 11' 9" x 12' 9" (3.60m x 3.89m) maximum Comprehensive range of two tone contemporary fitted base cupboards with discreet 'hidden'











handles, marble effect worktops, single drainer composite sink unit with adjustable mono block mixer tap, tiled splashbacks, eye level wall cupboards, contemporary Cookology extractor hood above the recess for Range style cooker, complimenting eye level wall cupboards, plumbing and space for washing machine and space for tumble dryer, further appliance space, worktops with drawers beneath, eye level wall cupboards, ceiling light, wall mounted Glow Worm gas fired central heating boiler, part obscure glazed stable style side entrance door and UPVC window, radiator, breakfast bar.

LOUNGE DINER 18' 4" x 11' 0" (5.59m x 3.37m) UPVC window with modern Venetian blind, ceiling light with propeller style fan, side window with matching blind, laminate flooring, radiator, arch to:

BEDROOM 3 10' 5" x 8' 11" (3.19m x 2.73m) UPVC window to the front elevation with modern Venetian blind, laminate flooring, ceiling light with propeller style fan, coved cornice, radiator.

Also from the main Hallway doors are arranged off to:

BATHROOM 8' 2" x 5' 4" (2.49m x 1.63m) maximum Panelled bath with hand grips, mono block mixer tap and shower over with rainwater sprinkler, fully tiled surround, concertina style glazed screen, low level WC, hand basin with mono block mixer tap, fully tiled walls, tiled floor, vertical radiator/towel rail, obscure glazed UPVC window.

BEDROOM 4 10' 0" x 8' 10" (3.05m x 2.71m) UPVC window to the side elevation with modern Venetian blind, radiator, ceiling light with propeller style fan, laminate flooring.

BEDROOM 1 11' 10" x 11' 6" (3.63m x 3.53m) Laminate flooring, radiator, UPVC window with vertical blind as fitted to the rear elevation, ceiling light with propeller style fan.

BEDROOM 2 10' 0" x 11' 10" (3.05m x 3.63m) UPVC window to the rear elevation with vertical blind as fitted, ceiling light, radiator, laminate flooring.

EXTERIOR To the front of the property there is a low decorative stone wall, stocked side border, paved pathway, extensive gravelled driveway and parking for multiple vehicles. Continuing down the side of the property there is a:

CAR PORT 18' 8" x 11' 5" (5.70m x 3.50m) Outside light and access into:

DETACHED GARAGE Concrete floor, up and over door, power and lighting.

There is a gate to the other side of the property leading round to:

ESTBLISHED REAR GARDEN Laid predominantly laid to lawn with stocked borders, patio and close boarded timber fencing.

DIRECTIONS From Spalding proceed in a northerly direction along the Pinchbeck Road, continue into Pinchbeck, into the centre, passing Knight Street and then turning right into Horsepit Lane where upon the property is situated on the left hand side opposite the entrance into Oakland Way.

AMENITIES The property is on the outskirts of the village within easy walking distance of all amenities including primary school, doctors surgery, Church, public house/restaurant, takeaways, shops etc. Spalding is just over 2 miles distant and offers a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations. The cathedral city of Peterborough is 20 miles to the south of the property and has a fast train link with London's Kings Cross minimum journey time 46 minutes.

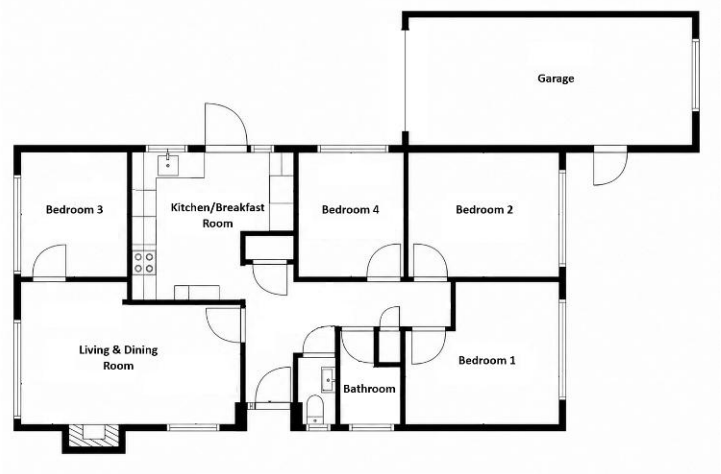
SERVICES Mains smoke alarms in every room. Outside lighting and cold water tap.

Gas central heating. Mains water, electricity and drainage.









TENURE Freehold

SERVICES See Note

COUNCIL TAX BAND: C

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: S12133
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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