



74 SURFLEET ROAD

SPALDING, PE11 3XY

£230,000
FREEHOLD

Situated in the popular village of Pinchbeck, this well-presented traditional three-bedroom semi-detached property offers spacious and versatile accommodation together with a particularly impressive rear garden extending to approximately 160 feet. The property briefly comprises an entrance hall, spacious lounge with feature fireplace, generous kitchen/diner, utility room and downstairs cloakroom to the ground floor. Upstairs are three well-proportioned bedrooms and a family shower room. Externally, the property benefits from ample off-road parking to the front and a substantial rear garden providing excellent space for families, entertaining and keen gardeners. Further benefits include uPVC double glazing and gas central heating. The property is ideally positioned for the amenities of Pinchbeck, with Spalding town centre also within easy reach. Viewing is highly recommended to appreciate the accommodation and generous outside space on offer.

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- Traditional three-bedroom semi-detached property
- Popular village location of Pinchbeck
- Spacious lounge with feature fireplace
- Large kitchen/diner
- Useful utility room
- Downstairs cloakroom
- Three well-proportioned bedrooms
- Upstairs family shower room
- Ample off-road parking
- Large rear garden extending to approximately 160 feet



Summary

Situated in the popular village of Pinchbeck, this traditional three-bedroom semi-detached home offers well-proportioned accommodation, generous outside space and excellent off-road parking. With a large rear garden extending to approximately 160 feet, the property provides plenty of space for families, keen gardeners or those looking for additional outdoor space.

The accommodation briefly comprises an entrance hallway, spacious lounge with feature fireplace, and a well-sized kitchen/diner with windows overlooking the side and rear of the property. The kitchen/diner leads through to a useful utility room and downstairs cloakroom.

Upstairs, there are three bedrooms, including two good-sized double bedrooms, along with a family shower room and landing with side-facing window.

Externally, the property benefits from ample off-road parking to the front, while the substantial rear garden is a particular feature, extending to approximately 160 feet and offering a generous and attractive outdoor space with excellent potential for entertaining, gardening and family use.

Further benefits include uPVC double glazing and gas central heating.

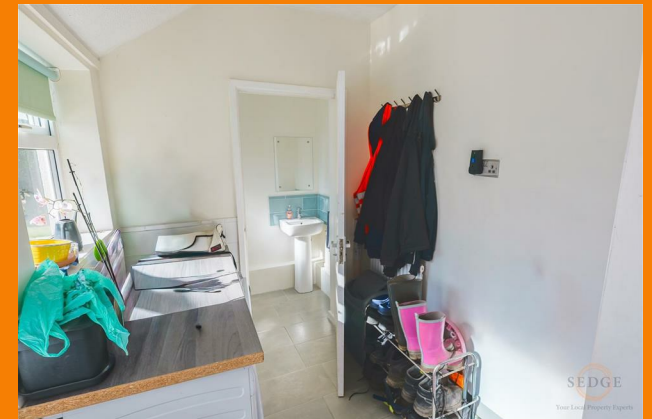
Located in the popular village of Pinchbeck, the property is well placed for local amenities, schools and transport links, while Spalding town centre is also within easy reach.

Key Features:

- * Traditional semi-detached property
- * Three bedrooms
- * Spacious lounge
- * Kitchen/diner
- * Utility room
- * Downstairs cloakroom
- * Upstairs shower room
- * uPVC double glazing
- * Gas central heating
- * Ample off-road parking
- * Impressive rear garden of approximately 160 feet
- * Popular Pinchbeck location

Viewing is highly recommended to fully appreciate the accommodation, generous garden and overall appeal of this property.

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ADDITIONAL INFORMATION

Local Authority – South Holland

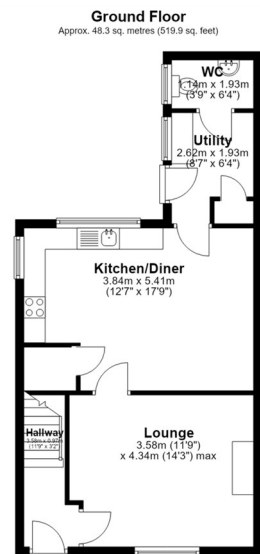
Council Tax – Band A

Viewings – By Appointment Only

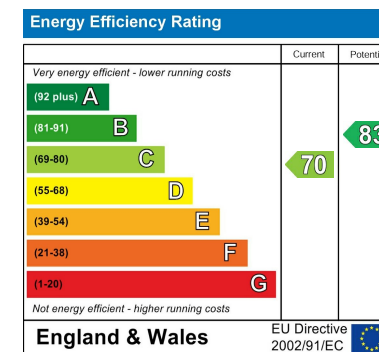
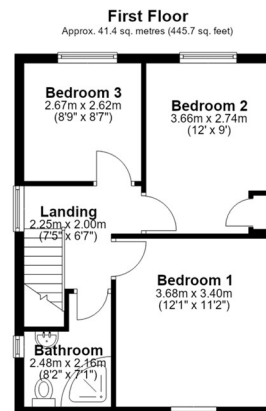
Floor Area – 947.23 sq ft

Tenure – Freehold





Total area: approx. 89.7 sq. metres (965.6 sq. feet)
74 Surfleet Road



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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