



Horsepit Lane, Pinchbeck Spalding PE11 3YB

welcome to

Horsepit Lane, Pinchbeck Spalding

DON'T MISS OUT - VIEWING HIGHLY ADVISED IN ORDER TO APPRECIATE THE ACCOMODATION PROVIDED!* TWO BEDROOM DETACHED CHARACTER PROPERTY SITUATED WITHIN THE SOUGHT AFTER VILLAGE OF PINCHBECK! BOOK YOUR VIEWING TODAY.



Entrance Hall

Double glazed entrance door to the front aspect leads into the property.

Staircase leading to the first floor accommodation.

Sun Room

Double glazed windows and patio doors to the front aspect.

Lounge

11' 2" x 10' (3.40m x 3.05m)
Carpeted flooring

Double glazed window to the front aspect.

Dining Room

9' 11" x 11' (3.02m x 3.35m)
Carpeted flooring

Double glazed window to the front aspect.

Kitchen

16' 11" x 7' (5.16m x 2.13m)
Fitted kitchen comprising of wall and base units with worksurfaces over, sink/drain, gas cooker, vinyl flooring.

Double glazed window to the front aspect.

Utility Room

5' x 3' 11" (1.52m x 1.19m)
Room for fridge/freezer, plumbing for washing machine, vinyl flooring

Double glazed window to the side aspect.

Conservatory

9' 2" x 6' 1" (2.79m x 1.85m)
Double glazed window to the side aspect.
Double glazed door to the front aspect.

Office / Landing

3' 8" x 11' 9" (1.12m x 3.58m)

Bedroom One

11' x 19' 8" (3.35m x 5.99m)
Carpeted flooring
Double glazed window to the rear aspect.

Bedroom Two

8' 7" x 11' 9" (2.62m x 3.58m)
Carpeted flooring

Double glazed window to rear aspect.

Bathroom

Three piece suite comprising of a bath with shower cubicle, wash hand basin and WC. Partly tiled, vinyl flooring

Double glazed window to the rear aspect.

Exterior

Extensive driveway providing ample off-road parking

Rear Garden:
Enclosed laid to lawn garden

Agent 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

Horsepit Lane, Pinchbeck Spalding

- TWO BEDROOM DETACHED HOUSE
- POPULAR VILLAGE LOCATION
- CHARACTER FEATURES THROUGHOUT
- ENCLOSED REAR GARDEN
- EXTENSIVE DRIVEWAY

Tenure: Freehold EPC Rating: E
Council Tax Band: B

£230,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SDG112642 - 0005

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.

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