

Sycamores, Glenside South, West Pinchbeck, PE11 3NP.



Dining Room



Kitchen/Breakfast Room



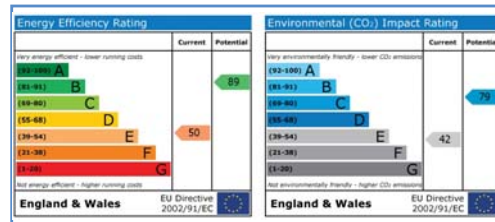
Lounge



Rear Garden Aspect 1



Rear Garden Aspect 2



Energy Performance Certificate

Draft details only may be subject to amendment  
None of the statements/measurements in these particulars should be relied on as representations of fact.  
Any applications/services mentioned should not be taken as a guarantee that they are in working order.

# Harrison Rose

Estate Agents Ltd

## FOR SALE



Detached five bedroom family home located in Pinchbeck  
Sycamores, Glenside South, West Pinchbeck, PE11 3NP.

- DETACHED FAMILY HOME
- FIVE BEDROOMS
- DINING ROOM
- EXTENSIVE GARDEN
- INCLUDES BUILDING PLOT

£415,000



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Ref: S008

www.harrisonroseproperty.com

## Ground Floor

### Entrance Hall

Entrance door, single radiator, stairs, doors to:

**Dining Room** 3.53m (11') x 4.47m (14'8")

UPVC double glazed window to rear, double radiator, open plan to lounge, door to:

### Inner Hallway

Doors to:

**Kitchen** 4.76m (15'7") x 2.73m (9')

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink with mixer tap, built-in electric double oven, built-in five ring gas hob with extractor hood over, built-in fridge, space for dishwasher, uPVC double glazed window to rear, double doors to rear garden.

**Utility** 2.73m (9') x 2.33m (7'8")

Fitted with worktop space over, space for tumble drier, plumbing for washing machine, uPVC double glazed window to side.

### Shower Room

Fitted with a three piece suite comprising a shower enclosure, wash hand basin and low-level WC, tiled splashbacks, uPVC frosted double glazed window to side.

**Lounge** 6.32m (20'9") x 3.57m (11'9")

Feature open fireplace, single radiator, uPVC double glazed window to front and rear, double doors to rear garden.

**Bedroom 5/ Family Room** 4.75m (15'7") max x 2.73m (9') max

UPVC double glazed window to front and side, double radiator.

## First Floor

### Landing

UPVC double glazed window to front, doors to:

**Bedroom 1** 3.58m (11'9") x 3.39m (11'1")

UPVC double glazed window to rear, built-in wardrobes, single radiator.

**Bedroom 2** 3.39m (11'1") max x 2.83m (9'3")

UPVC double glazed window to front, single radiator.

**Bedroom 3** 3.58m (11'9") x 2.88m (9'5")

UPVC double glazed window to rear, radiator.

**Bedroom 4** 3.35m (11') max x 2.73m (9')

UPVC double glazed window to rear, radiator.

### Bathroom

Fitted with a three piece suite comprising a bath with shower attachment, vanity wash hand basin and low-level WC, access to airing cupboard, frosted uPVC double glazed window to front.

### Outside

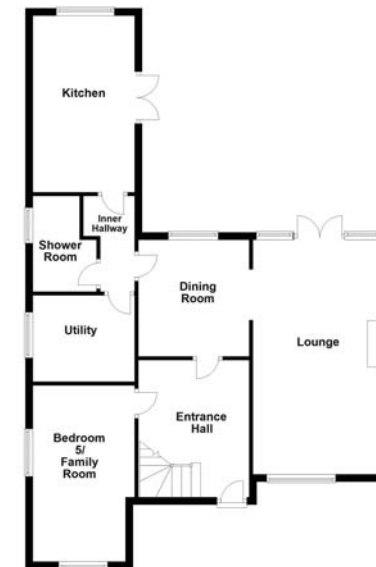
The front of the property is mainly laid to lawn with mature trees, extensive driveway to the side allowing for ample off road parking and access to oversized garage (16.31 x 23.00), pathway leading to front entrance door. Extensive established rear garden, mainly laid to lawn including a vegetable plot. This property benefits from an adjoining workshop (10.2 x 7.9) and adjoining Games room (23.93 x 17.99).

The extensive grounds of this property also, include a building plot with a planning permission outline which was granted on 30<sup>th</sup> June 2020. This is for a detached dwelling planning reference number: H14 - 0283-20

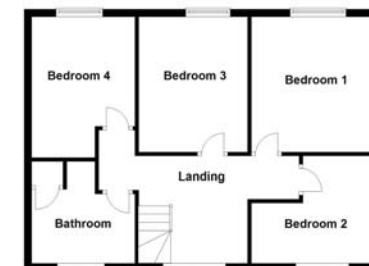
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- Call today to arrange your free valuation -

Ground Floor



First Floor



- To arrange a viewing, please call us 01733 202525 -