

Atherton Gardens, Pinchbeck, Nr Spalding, PE11 3YJ.



Kitchen/Diner



Lounge



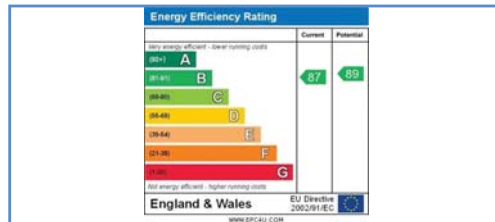
Bedroom One



En-suite



Rear Garden



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.

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Harrison Rose

Estate Agents

FOR SALE



Detached, three bedroom family home located in Pinchbeck.

Atherton Gardens, Pinchbeck, Nr Spalding, PE11 3YJ.

- **DETACHED FAMILY HOME**
- **THREE BEDROOMS**
- **EN-SUITE**
- **ENCLOSED REAR GARDEN**
- **OFF ROAD PARKING**

£239,995

T: 01733 202525 | spalding@harrisonroseproperty.com | F: 01733 202962

Ref: S120

www.harrisonroseproperty.com

Ground Floor

Entrance Hall

Entrance door, stairs leading to landing, double radiator, doors to:

Lounge 4.89m (16'1") x 2.91m (9'7")

UPVC double glazed window to front, double radiator, double doors to rear garden.

Kitchen/Diner 4.89m (16'1") x 3.29m (10'9")

Fitted with a matching base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with mixer tap, built-in Bosch fridge/freezer and dishwasher, built-in eye level Bosch oven, four ring gas hob with extractor hood over, space for washing machine, built-in storage cupboard, tiled flooring, uPVC double glazed window to front, double doors to rear garden.

WC

Fitted with a two piece suite comprising a wash hand basin and low-level WC, tiled splashbacks, single radiator, uPVC frosted double glazed window to front.

First Floor

Landing

UPVC double glazed window to side, doors to:

Bedroom 1 3.89m (12'9") x 2.90m (9'6")

UPVC double glazed window to front, single radiator, door to:

En-suite

Fitted with a three piece suite comprising, electric shower, pedestal wash hand basin and low-level WC, tiled splashbacks, heated towel rail, uPVC frosted double glazed window to front.

Bedroom 2 2.91m (9'7") x 2.51m (8'3")

UPVC double glazed window to front, single radiator, built-in boiler cupboard, access to loft.

Bedroom 3 2.23m (7'4") x 1.95m (6'5")

UPVC double glazed window to rear, single radiator.

Bathroom

Fitted with a three piece suite comprising a bath, pedestal wash hand basin and low-level WC, heated towel rail, tiled splashbacks, uPVC frosted double glazed window to side.

Outside

The front of the property is mainly laid to gravel with pathway leading to front entrance door, driveway to the side allowing for off road parking, side gate. Enclosed rear garden, mainly laid to lawn with a patio area, external lighting.

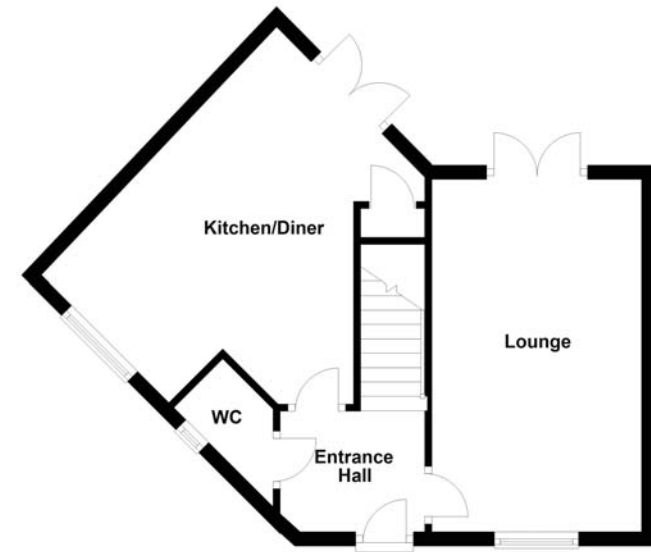
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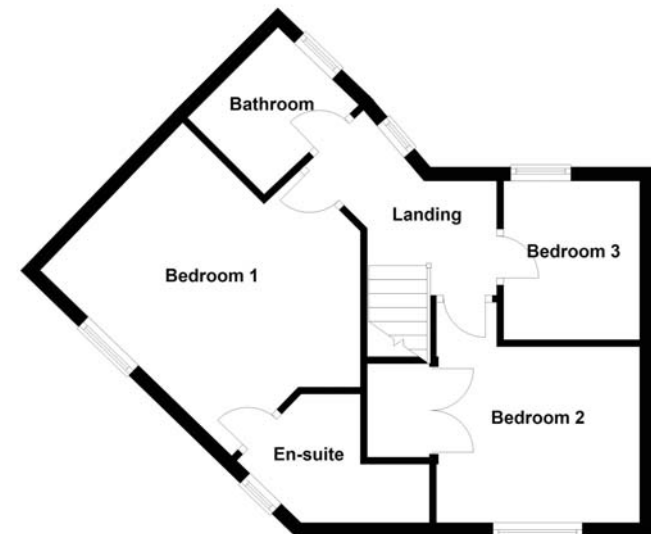
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- Call today to arrange your free valuation -

Ground Floor



First Floor



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