

Rotten Row, Pinchbeck, Nr Spalding, PE11 3RH



Kitchen



Lounge



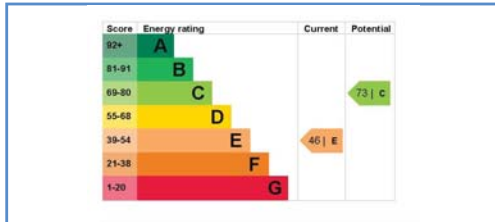
Conservatory



Bedroom



Rear Garden



Energy Performance Certificate

Harrison Rose

Estate Agents

FOR SALE



Detached, three bedroom family home located in Spalding.

Rotten Row, Pinchbeck, Nr Spalding, PE11 3RH

- DETACHED FAMILY HOME
- THREE BEDROOMS
- CONSERVATORY
- GARAGE & OFF ROAD PARKING
- ENCLOSED REAR GARDEN

£279,995

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 is a trading name of Harrison Rose Spalding Ltd.

Registered in England and Wales company No. 012745964 | Registered Office: 8 Francis Street, Spalding, Lincolnshire PE11 1AT | VAT No. 381 2928 82.

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Ref: S154

www.harrisonroseproperty.com

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Ground Floor

Porch

Entrance door to:

Entrance Hall

UPVC double glazed window to side, tiled flooring, stairs leading to landing, doors to:

Lounge 3.82m (12'6") x 3.28m (10'9")

UPVC double glazed window to front, electric fireplace, coving to ceiling, opening to:

Dining Room 3.52m (11'7") x 3.28m (10'9")

Radiator, coving to ceiling, sliding patio doors leading to rear garden.

Kitchen 2.34m (7'8") x 2.34m (7'8")

Fitted with a matching range of, 1+1/2 bowl sink with mixer tap, cooker point, plumbing for dishwasher, tiled splashbacks, tiled flooring, uPVC double glazed window to side, open plan to:

Breakfast Area 3.69m (12'1") x 2.34m (7'8")

UPVC double glazed window to rear and side, tiled flooring, coving to ceiling, single radiator, door to:

Lobby

UPVC double glazed window to side, doors to:

Office 4.68m (15'4") x 2.54m (8'4")

UPVC double glazed window to front, access to loft, door to garage.

Utility 2.85m (9'4") x 1.09m (3'7")

Fitted with a matching range of base and eye level units with worktop space over.

Conservatory

UPVC double glazed window to rear and side, uPVC double glazed door to rear garden.

WC

Fitted with a two piece suite comprising a low level WC and pedestal wash hand basin.

First Floor

Landing

UPVC double glazed window to side, doors to:

Bedroom 1 3.60m (11'10") x 3.59m (11'9") plus 0.55m (1'10") x 0.55m (1'10")

UPVC double glazed window to front, built-in wardrobe, radiator.

Bedroom 2 3.59m (11'9") x 3.56m (11'8")

UPVC double glazed window to rear, built-in storage cupboard, radiator.

Bedroom 3 2.29m (7'6") x 2.14m (7')

UPVC double glazed window to front, radiator.

Bathroom

Fitted with a four piece suite comprising a bath with mixer tap, shower enclosure, low level WC and wash hand basin, uPVC frosted double glazed window to rear and side.

Outside

The front of the property is mainly laid to paved allowing for ample off road parking, leading to **Garage** via double doors, access to gas boiler, uPVC double glazed window to rear with door leading to office.

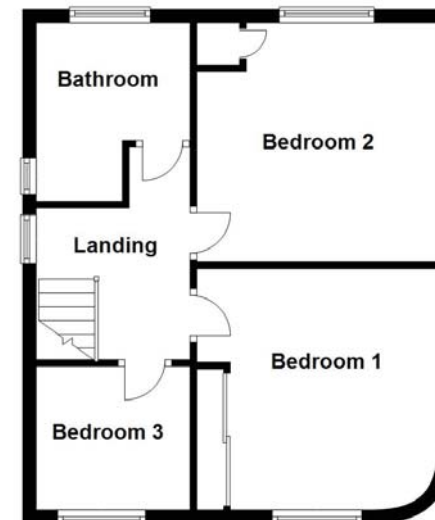
Enclosed rear garden, mainly laid to lawn with a patio area, external light.

- Call today to arrange your free valuation -

Ground Floor



First Floor



This floorplan has been drawn for illustration purposes only. Prospective purchasers should seek independent confirmation.

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

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