

Pinchbeck Road, Spalding, Lincolnshire, PE11 1QF.



Kitchen



Lounge



Dining Room



Bedroom One



Enclosed Rear Garden



Energy Performance Certificate

# Harrison Rose

Estate Agents

## FOR SALE



Semi-detached four storey five/six bedroom family home.

Pinchbeck Road, Spalding, Lincolnshire, PE11 1QF.

GUIDE PRICE

**£500,000**

- SEMI-DETACHED FAMILY HOME
- FIVE/SIX BEDROOMS
- GAMES ROOM/ FUNCTION ROOM
- GARAGE & AMPLE OFF ROAD PARKING
- ENCLOSED REAR GARDEN

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.

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

Ref: S157

[www.harrisonroseproperty.com](http://www.harrisonroseproperty.com)

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## Ground Floor

### Porch

Door to:

### Hall

Stairs leading down to the lobby, doors to stairs leading to basement, staircase leading to first floor landing, single radiator, decorative picture rail, two radiators, exposed floorboards, doors to:

**Lounge** 4.82m (15'10")max x 4.18m (13'8")max

Single glazed window to front, feature log burner, floor boards, decorative coving.

**Bedroom 6/ Drawing Room** 4.82m (15'10") x 3.89m (12'9")

UPVC double glazed window to rear, double radiator, exposed floorboards.

### Shower Room

Fitted with a three piece suite comprising a double shower enclosure with rainhead and handheld shower, low-level WC and pedestal wash hand basin, heated towel rail, extensive tiling, two uPVC frosted double glazed windows to side.

### Lobby

Door to rear garden, opening to:

### Gym

Single glazed window to rear and two to side, 1 ½ stainless steel sink unit with mixer tap and single drainer, spotlights, access to boiler.

### Basement

**Dining Room** 5.36m (17'7")max x 2.93m (9'7")max

Two uPVC double glazed windows to side, under stair storage cupboard, laminate flooring, two uPVC double glazed window to side, opening to:

**Sitting Room** 4.07m (13'4") x 3.96m (13')

Leaded light window to front, double radiator, open plan too:

**Kitchen** 4.11m (13'6") x 4.07m (13'4")

Fitted with a matching range of base and eye level units with solid oak worktop space over, belfast sink with mixer tap, laminate flooring, double radiator, tiled splashback, spotlights, double glazed window to rear.

**Utility** 2.93m (9'7") x 2.70m (8'10") max

Built-in storage cupboard, laminate flooring, two uPVC double glazed window to side.

### First Floor

#### Landing

Stairs leading to second floor landing, doors to:

**Bedroom 1** 4.35m (14'3")max x 4.29m (14'1")max

UPVC double glazed window to rear, built-in storage cupboards, single radiator, picture rail.

**Bedroom 2** 4.24m (13'11") x 4.20m (13'9")

Single glazed window to front, single radiator.

**Bedroom 3** 3.08m (10'1") x 2.91m (9'7")

UPVC double glazed window to rear, radiator.

### Bathroom

Fitted with three piece suite comprising a bath with hand held shower, pedestal wash hand basin and low-level WC, single radiator, spotlights, single window to front, uPVC window to side.

### Second Floor

#### Landing

Doors to:

**Bedroom 4** 4.39m (14'5") x 3.73m (12'3")

UPVC window to rear, fitted wardrobes.

**Bedroom 5** 4.27m (14')max x 4.19m (13'9")max

Skylight.

### Attic Room

UPVC window to side, restricted ceiling height.

### Cloakroom

Fitted with a two piece suite comprising, a pedestal wash hand basin and low-level WC, built-in storage cupboard, uPVC window to side.

### Outside

The front of the property is enclosed via iron double gates leading into entrance driveway allowing for ample off road parking, steps leading to front entrance door, side gate, access to open fronted garage **3.96m (13')max x 4.08m (13'5")max**.

Enclosed rear garden, mainly laid to lawn with a raised patio area, further wooden decking area for additional seating, external lighting, external door leading to Games Room **3.96m (13')max x 10.12m (33'6")max**.

- Call today to arrange your free valuation -

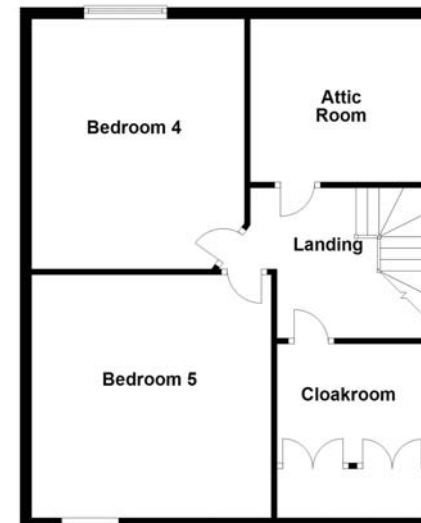
## Ground Floor



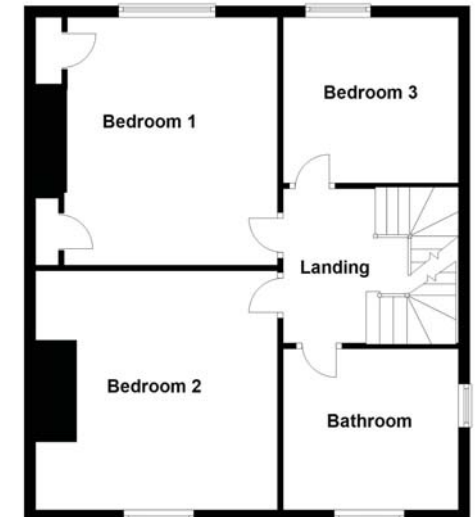
Ground Floor



## Second 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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