

West End Lodge, Knight Street, Pinchbeck, PE11 3RB



Kitchen



Breakfast Area



Sitting Room



Snug



Bedroom One



Front Aspect

Harrison Rose

Estate Agents

FOR SALE



Detached, five bedroom family home located in Pinchbeck.

West End Lodge, Knight Street, Pinchbeck, PE11 3RB

- GRADE II LISTED
- FIVE BEDROOM FAMILY HOME
- VILLAGE LOCATION
- LODGE/ OFFICE
- AMPLE OFF ROAD PARKING

£949,995

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

Ref: S160

www.harrisonroseproperty.com

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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Ground Floor

Entrance Hall

Entrance door, single radiator, staircase leading to landing, doors to:

Sitting Room 4.90m (16'1") x 4.33m (14'2")

Sash window to front and side, feature fireplace with wood burner stove with glass door, two double radiators, solid pine flooring, TV point.

Dining Room 5.61m (18'5") x 3.99m (13'1")

Sash window to side, inset fireplace with wood burner, wood burner stove with glass door, double radiator, door to porch with window to the side, opening to:

Breakfast Room 4.12m (13'6") max x 3.43m (11'3") max

Window to side, fireplace with wood burner, double radiator, exposed beams, side door to garden, open plan to:

Kitchen 4.14m (13'7") x 3.05m (10')

Fitted with a matching range of base units with worktop space over with drawers and cornice trims, stainless steel sink with single drainer and mixer tap, space for fridge/freezer, dishwasher and range, double range with extractor hood over, tiled flooring, window to side, feature sash window to side.

Snug 4.28m (14'1") x 3.99m (13'1")

Feature wooden surround open fireplace, radiator.

Boot Room 3.01m (9'10") x 2.49m (8'2")

Window to rear, built-in storage cupboard, radiator, rear door leading to garden, sliding door to:

Cloakroom

Fitted with a two-piece suite comprising, a wash hand basin and close coupled WC, heated towel rail, space for washing machine, access to gas boiler, frosted window to rear.

First Floor

Landing

Built-in airing cupboard, doors to:

Master Bedroom 5.84m (19'2") x 4.09m (13'5")

Two sash windows to side, fitted wardrobes, double radiator, solid pine wood flooring, picture rail.

Bedroom 2 4.09m (13'5") x 3.98m (13'1")

Sash window to front and side, built-in storage cupboard, radiator, picture rail.

Bedroom 3 4.32m (14'2") x 4.06m (13'4")

Sash window to front, vanity unit, picture rail, radiator.

Bedroom 4 3.41m (11'2") max x 3.41m (11'2") max

Window to side, radiator.

Bedroom 5 2.85m (9'4") x 2.31m (7'7")

Sash window to front, access to loft area.

Bathroom 3.06m (10'1") x 2.71m (8'11")

Fitted with a four piece suite comprising a bath, tiled shower enclosure, pedestal wash hand basin and close coupled WC, tiled surround, heated towel rail, window to rear.

Outside

The property is approached by a long double width driveway with a parking area. Lawned gardens surround the property to the front and side. The adjoining barn/annex features an enclosed area of garden well screened by a conifer hedge and timber decked area. A paved area leads up to the rear of the main house.

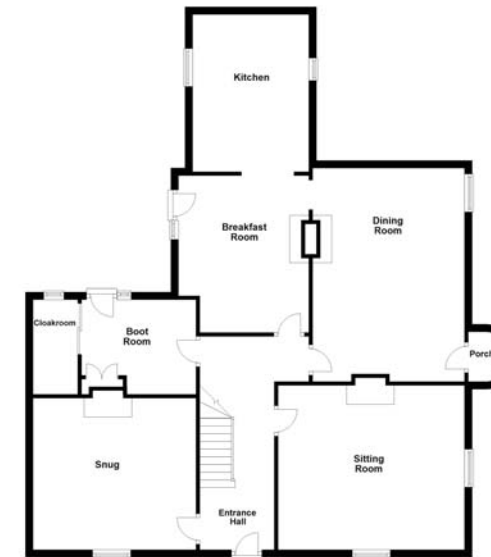
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Ground Floor



First Floor



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ANNEX - Knight Street, Pinchbeck, Spalding, PE11 3RB



Annex



Kitchen/Diner Aspect 1



Kitchen/ Diner Aspect 2



Bathroom



Front Garden



Lodge/Office

Harrison Rose

Estate Agents

FOR SALE



Two bedroom annex/barn at Knight Street, Pinchbeck.

ANNEX - Knight Street, Pinchbeck, Spalding, PE11 3RB

- ANNEX/ BARN
- TWO BEDROOMS
- KITCHEN
- LIVING ROOM
- BATHROOM

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Ground Floor

Porch

Entrance stable door, solid oak wooden flooring, ceiling spotlights, doors to:

Kitchen/ Dining Area 6.42m (20'13") max x 6.24m (15'7") max

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, built-in electric oven and hobs with extractor hood over, spotlights, solid oak flooring, exposed beams, two radiators, built-in under storage cupboard, stairs leading to landing, window to front, rear access door.

Living Room 4.76m (15'7") x 3.56m (11'8")

Double radiator, solid oak wooden flooring, ceiling spotlights, exposed beams, window to rear and side and front.

First Floor Landing

Window to front, solid oak flooring, vaulted ceiling with exposed beams, ceiling spotlights, doors to:

Bedroom 1 5.05m (16'7") x 3.77m (12'5")

Window to front, side and rear, double radiator, solid oak flooring, vaulted ceiling with feature beams, ceiling spotlights.

Bedroom 2 3.72m (12'3") x 3.19m (10'5")

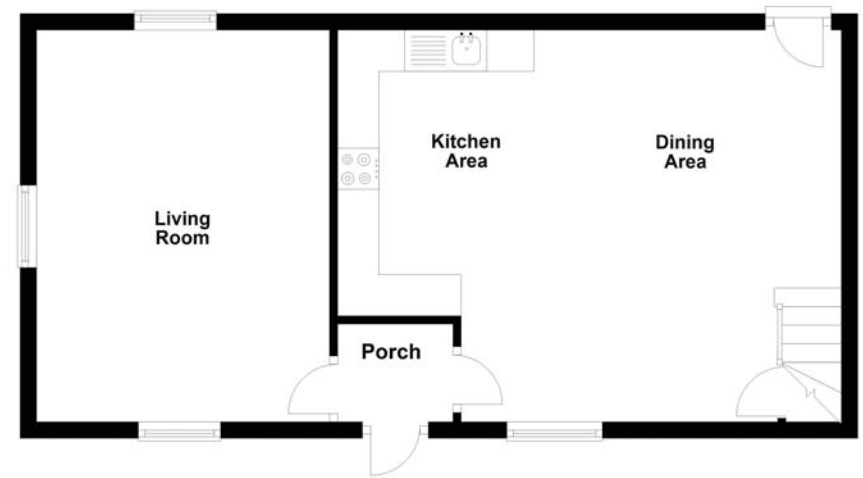
Window to rear, double radiator, solid oak flooring, vaulted ceiling with exposed beams, ceiling spotlights.

Bathroom 2.86m (9'5") x 2.62m (8'7")

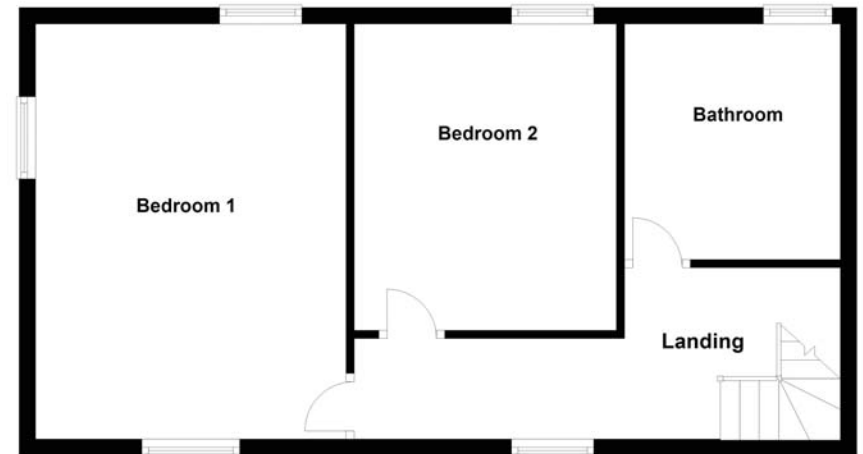
Fitted with a four piece suite comprising a bath, tiled shower cubicle, pedestal wash hand basin and close coupled WC, heated towel rail, extractor fan, underfloor heating, ceramic tiled flooring, vaulted ceiling, window to rear.

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Ground Floor



First Floor



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