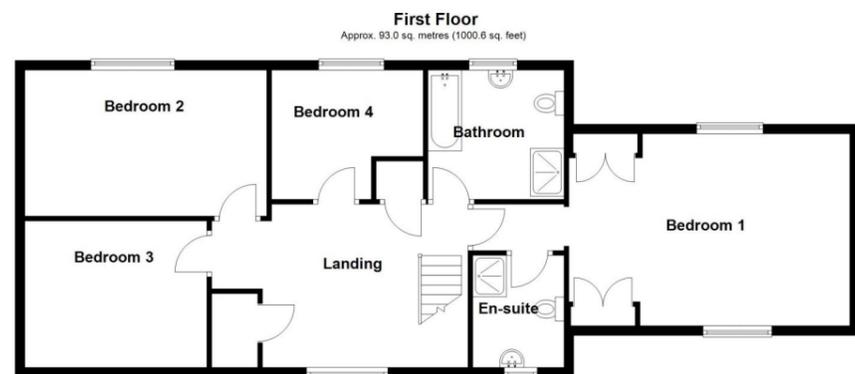
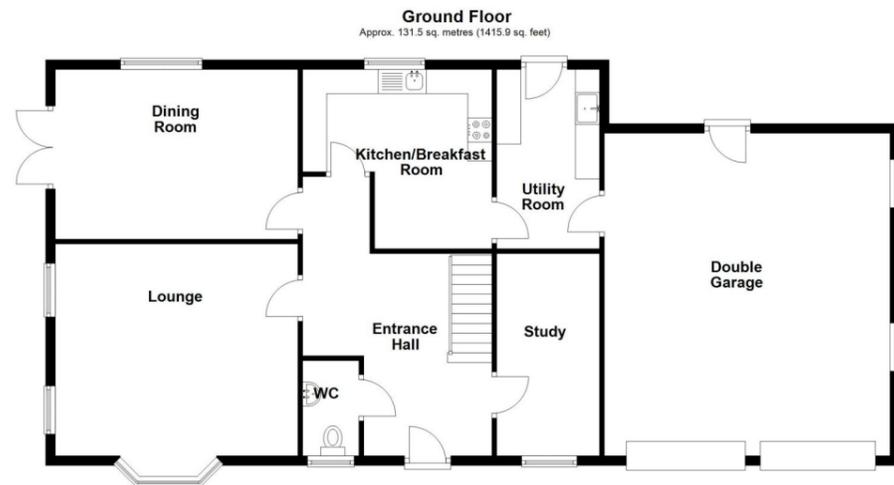


EPC TO FOLLOW



Total area: approx. 224.5 sq. metres (2416.5 sq. feet)



8 Horsepit Lane, Pinchbeck, Spalding, Lincolnshire, PE11 3YB

£475,000 Freehold

We are delighted to offer for sale this impressive four bedroom detached family home located in a fantastic position with impressive plot with views over open fields. The property offers spacious accommodation benefiting from lounge, dining room and study, kitchen/breakfast room with utility room off and downstairs cloakroom. On the first floor there is an impressive 19ft master bedroom with en-suite off, three further bedrooms and family bathroom. Outside there is a large gravelled driveway providing lots of off road parking leading to a larger than average double garage. The gardens wrap around the property which are mainly lawned and enjoy views across open fields. Please call 01778 392807 for more information.

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Utility Room - 13'2" x 6'8" (4.01m x 2.03m) With one and a half bowl sink unit with cupboard below, range of wall and base units, space and plumbing for washing machine, gas fired boiler supplying hot water and central heating, tiled flooring, door to the rear and personnel door to the garage.

First Floor Landing - With UPVC double glazed window to the front, built in storage cupboard, built in airing cupboard, access to the loft and door leading through to.



Bedroom One - 19'3" x 12'8" (5.87m x 3.86m) With fitted wardrobes, radiator, UPVC double glazed windows to the front and rear, and power points.

En-Suite Shower Room - Fitted suite comprising walk-in shower cubicle, low level WC, wash hand basin, tiled flooring, part tiled walls and window overlooking the front.

Bedroom Two - 16'5" x 9'9" (5m x 2.97m) UPVC double glazed window to the rear, radiator and power points.

Bedroom Three - 13'3" x 10'4" (4.04m x 3.15m) UPVC double glazed window overlooking the front, radiator and power points.

ACCOMMODATION

Entrance Hall - With stairs leading to the first floor, radiator, power points and door leading through to:

Downstairs Cloakroom - Newly fitted suite comprising low level WC, wash hand basin, tiled flooring, radiator, and frosted window.

Lounge - 16'6" x 14'4" (5.03m x 4.37m) With attractive feature fireplace, UPVC double glazed bay window to the front and further window to the side, radiator and power points.

Dining Room - 16'6" x 11'6" (5.03m x 3.5m) With UPVC triple glazed french doors to the garden and further window to the side, radiator and power points.

Study - 12'8" x 7'5" (3.86m x 2.26m) With UPVC double glazed window to the front, radiator and power points.

Kitchen/Breakfast room - 13'2" (4.01) (narrowing to 7'1" (2.16)) x 13' (3.96) With modern fitted units comprising one and a half bowl sink with cupboard below, excellent range of wall and base units, built in double oven, built in hob with extractor fan above, integrated fridge, integrated dishwasher, part tiled walls, radiator, tiled flooring, UPVC double glazed window overlooking the rear, and door leading through to:



Bedroom Four - 10'5" x 9'7" (3.18m x 2.92m) UPVC Double glazed window overlooking the rear, radiator and power points.

Family Bathroom - Fitted suite comprising panelled bath, separate shower cubicle, low level WC, wash hand basin set in unit with cupboards below, part tiled walls, and window to the rear.

Outside - A well-maintained garden backing onto open fields, featuring mature trees that provide shade and structure. The property includes a large gravel driveway leading to a large (22'2" x 19'6") double garage. The garden is surrounded by a pleasant dyke, offering privacy and a natural boundary to the surrounding area. The open fields beyond create a peaceful and spacious backdrop.



LOCAL AUTHORITY

South Holland, Spalding

TENURE

Freehold

COUNCIL TAX BAND

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