

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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

£400,000 Freehold

Winkworth are delighted to offer for sale this fantastic three/four bedroom detached family home that is currently set up incorporating a one bedroom self-contained annex that would be ideal for multi generation living or a second income source. The property offers versatile accommodation benefiting from, lounge, dining room and conservatory, kitchen/breakfast room with utility off and downstairs cloakroom. On the first floor the master bedroom boasts an en-suite and dressing room plus two further bedrooms and family bathroom. The annex has its own private entrance with lounge and kitchen on the ground floor and large bedroom with en-suite on the second floor. Outside there is a block paved driveway providing ample off road parking leading to a single garage and to the rear a generous plot backing onto open fields making this home a must view.

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ACCOMMODATION

Downstairs Cloakroom - Wash hand basin, low level wc and double glazed window to the side.

Lounge - 21'11" x 13'4" (6.68m x 4.06m) With feature brick fireplace with woodburning stove, radiator, power points, double glazed window to the side and double opening doors to:

Dining Room - 13' x 10'10" (3.96m x 3.3m) With double glazed sliding doors to the rear, radiator and power points.

Kitchen - 16'7" x 11'9" (5.05m x 3.58m) With fitted units comprising, sink with cupboard below, range of wall and base units, space for range cooker with extractor above, space for fridge freezer, space and plumbing for washing machine, part tiled walls, double glazed window to the front and side.

Utility Room - 10'10" x 8'8" (3.3m x 2.64m) Fitted units with worksurfaces over, ceramic sink/drain, heated towel rail

Conservatory - 9'5" x 9'5" (2.87m x 2.87m) Being half brick with upvc double glazed windows and doors onto the rear garden.



Bedroom One - 13'4" x 13'4" (4.06m x 4.06m) With walk in wardrobe, Double glazed window to the rear aspect, radiator, power points and door leading to:

En Suite - Three piece suite comprising of a shower cubicle, wash hand basin and W/C. Partly tiled, heated towel rail

Double glazed window to the side aspect.

Bedroom Two - Built in storage, double glazed window to the front aspect, radiator and power points.

Bedroom Three - 11'10" x 10'10" (3.6m x 3.3m) Double glazed window to the rear aspect, radiator and power points.

Family Bathroom - Four piece suite comprising of a bath, shower cubicle, wash hand basin and W/C. Partly tiled, heated towel rail

Double glazed window to the rear aspect.

ANNEXE

Bedroom - 19'7" x 12' (5.97m x 3.66m) Built in storage, featured skylight, double glazed window to the front and door leading to:

En Suite - Three piece suite comprising of a shower cubicle, wash hand basin and W/C

Kitchen - 7'4" x 6'9" (2.24m x 2.06m) Fitted kitchen comprising of wall and base units with worksurfaces over, tiled splashback, space for oven and fridge/freezer, sink/drain, understair storage.

Double glazed window to the rear

Lounge - 14'10" x 9'5" (4.52m x 2.87m) Double glazed window to the front and side aspect.



Outside - To the front there is a block paved driveway providing ample off road parking which leads to a Single Garage 19' x 9'7" (2.92m x 5.99m) with up and over door, power and lighting. The rear garden is a lovely established garden with paved patio leading onto a generous lawned garden with attractive flower and shrub borders. There is also a large timber summerhouse pergola.

LOCAL AUTHORITY

South Holland, Spalding

TENURE

Freehold

COUNCIL TAX BAND

C