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## 10 Bear Lane, Pinchbeck, Spalding, Lincolnshire, PE11 3XA

£520,000 Freehold

This brand new four bedroom executive detached home occupies a highly sought-after non-estate position, is ready for immediate occupation and simply must be viewed to be fully appreciated. Built and finished to an exceptional standard, the property combines contemporary style with thoughtful design, creating the perfect setting for modern family living. The ground floor offers a welcoming lounge overlooking the front, and a truly impressive open-plan kitchen/family/dining room, beautifully fitted with quartz worktops and designed for both entertaining and everyday life. A separate utility room and a downstairs cloakroom add practicality, while the attention to detail is evident with luxury vinyl tiled flooring throughout the ground floor and stylish oak doors. Upstairs, both the master suite and guest bedroom boast walk-in wardrobes and luxury en-suite facilities, while two further bedrooms are served by a modern family bathroom. Plush fitted carpets enhance the comfort of the first floor. Energy efficiency has also been carefully considered, with the inclusion of an air source heat pump for economical heating and hot water. Outside, a gravelled and block-paved driveway leads to an integral double garage, offering excellent parking and storage. To the rear, a delightful part-walled garden provides privacy and charm – an ideal space for children, relaxation and entertaining alike.

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### ACCOMMODATION

**Entrance Hall** - With turning stair case to the first floor, LVT flooring with under floor heating and door leading to:

**Downstairs Cloakroom** - With low level wc, wash hand basin, LVT flooring with under floor heating.

**Lounge** - 21'11" x 12'9" (6.68m x 3.89m) With two upvc double glazed windows to the front, LVT flooring with under floor heating.

**Kitchen/Family Room** - 22' x 19'3" (6.7m x 5.87m) With stunning bespoke fitted units comprising, Belfast sink with cupboard below, excellent range of wall and base units complemented by Quartz worktops, centre island with induction hob and extractor above, built in wine cooler, built in oven, integrated full high fridge and separate freezer, integrated dishwasher, upstands, attractive feature fire, LVT flooring with under floor heating, upvc double glazed windows to the side, bi folding doors onto the rear garden and door leading to:

**Utility Room** - 11'11" x 7'4" (3.63m x 2.24m) With range of wall and base units, space and plumbing for washing machine and tumble dryer, sink with cupboard below, LVT flooring with under floor heating and door leading to the side.



**First Floor galleried Landing** - With built in storage cupboard, access to the loft, upvc double glazed window and radiator.

**Master Bedroom** - 19'8" x 12'1" (6m x 3.68m) With upvc double glazed window, radiator, power points and access to:

**Dressing Room** - 9'6" x 5'10" (2.9m x 1.78m)

**En-Suite Shower Room** - 9'8" x 5'10" (2.95m x 1.78m) Luxury fitted suite comprising, walk in shower cubicle, low level wc, his and hers sink, tiled flooring, heated towel rail.

**Guest Bedroom** - 15' x 14' (4.57m x 4.27m) With upvc double glazed window, radiator, power points and door leading to:

**Dressing Room** - 6'7" x 5'10" (2m x 1.78m)

**En-Suite** - 7'9" x 6'7" (2.36m x 2m) Fantastic suite comprising, walk in shower cubicle, low level wc, wash hand basin set in unit with cupboard below, heated towel rail, tiled flooring and Velux window.

**Bedroom Three** - 16'7" x 9'10" (5.05m x 3m) With upvc double glazed window, radiator and power points.

**Bedroom Four** - 11'9" x 11'8" (3.58m x 3.56m) With upvc double glazed window, radiator and power points.

**Family Bathroom** - 10'9" x 7'5" (3.28m x 2.26m) Further luxury fitted suite comprising freestanding bath, low level wc, wash hand basin set in unit with cupboard below, tiled walls, heated towel rail and Velux window.

**Outside** - To the front there is a gravelled and block paved driveway providing ample off road parking leading to:

**Double Garage** - With electric up and over door, power and light.

**Rear Garden** - With paved patio leading onto a generous fully enclosed garden being part walled and mainly lawned.

### LOCAL AUTHORITY

South Holland

### TENURE

Freehold

### COUNCIL TAX BAND