

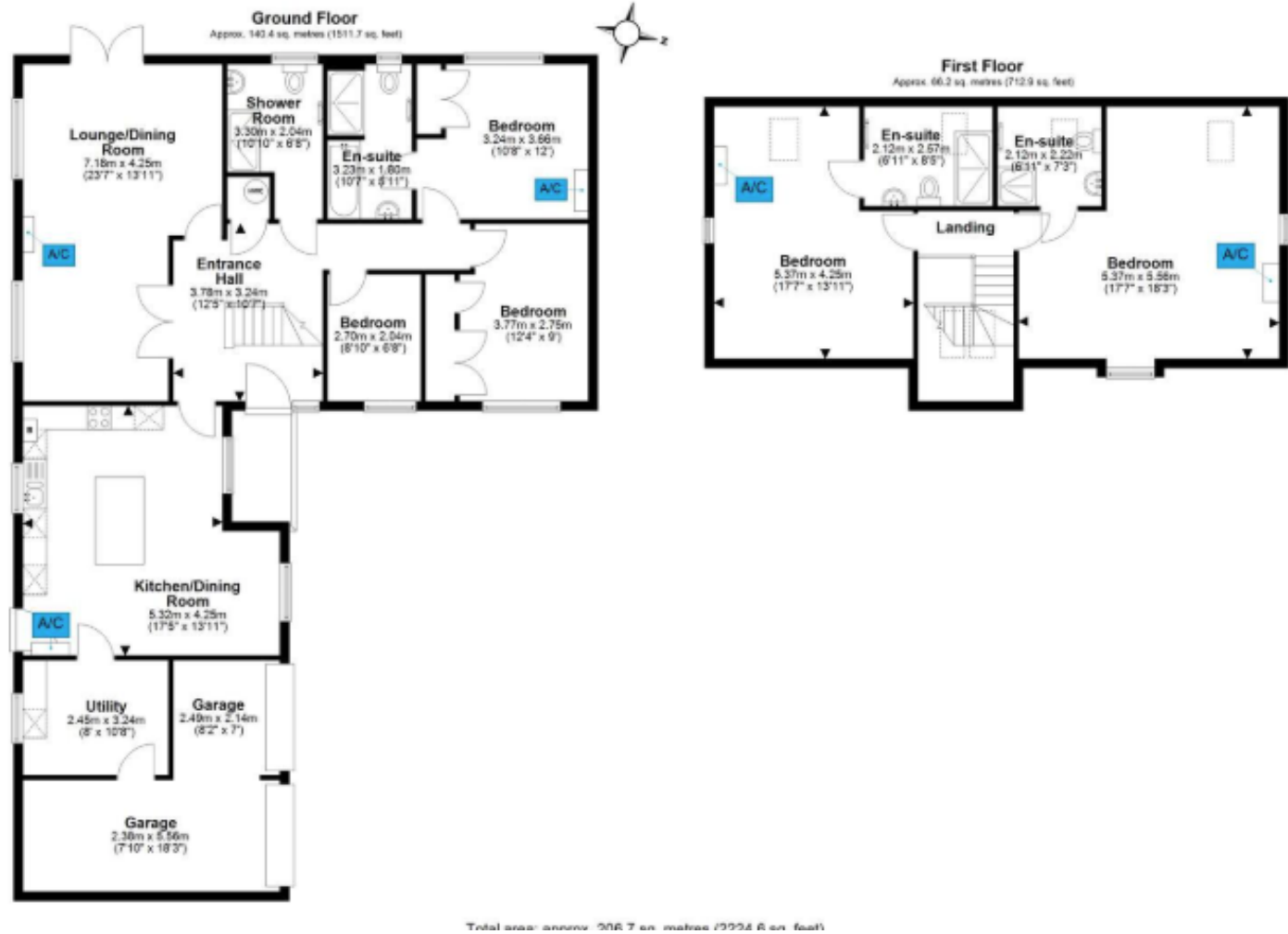
Atherton Gardens, Pinchbeck, Spalding

Approximate gross internal area:

Main house	Insert measurements
Insert area	Insert measurements
Insert area	Insert measurements
Total	Insert total

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	90 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		



69 Atherton Gardens, Pinchbeck, Spalding, PE11 3YJ

£425,000 Freehold

Winkworth are delighted to offer for sale this beautifully presented and spacious executive chalet bungalow offering flexible modern living in the sought-after village of Pinchbeck. Designed with both comfort and versatility in mind, the property features two generous ensuite bedrooms on the first floor, with a further two bedrooms, an ensuite, and a family bathroom on the ground floor. The heart of the home is the impressive open-plan kitchen/diner, perfect for entertaining, which flows seamlessly into a light-filled lounge and dining area. A separate study and practical utility room add further to the appeal.

Outside, the property benefits from ample off-road parking with Double Garage and a generous lawned garden to the rear. To arrange your viewing call 01778 392807.

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ACCOMMODATION

Entrance Hall - 12'4" x 10'7" (3.76m x 3.23m) Composite glazed entrance door. Window to front. Radiator. Stairs to first floor landing. Double height ceiling. Built in airing cupboard.

Kitchen/Dining Room - 17'5" x 13'1" (5.3m x 4m) PVC double glazed window and door to side. Two PVC double glazed windows to front. Skimmed ceiling. Recessed spot lighting. Two radiators. Tiled flooring. Fitted with a matching range of base and eye level units with roll edge work surfaces. Tiled splash backs. Central island unit with built in storage. Four ring Bosch electric hob with stainless steel extractor hood over. Integrated eye level oven and grill. Integrated dishwasher. Space and plumbing for washing machine. Integrated fridge and freezer. One and a half bowl stainless steel sink and drainer with chrome mixer tap over. Wall mounted air conditioning unit.

Utility Room - 10'7" x 8' (3.23m x 2.44m) PVC double glazed window to side. Skimmed ceiling. Fitted base unit with work top space. Space for tumble dryer. Personnel door to garage.

Lounge - 23'6" x 13'11" (7.16m x 4.24m) PVC double glazed windows to side. French doors to rear. Skimmed ceiling. Two radiators. Wall mounted air conditioning unit.

Ground Floor Bedroom One - 12' x 10'7" (3.66m x 3.23m) PVC double glazed window to rear. Skimmed ceiling. Radiator. Built in double wardrobe with shelf and hanging rail. Wall mounted air conditioning unit.



En Suite - 10'7" x 5'10" (3.23m x 1.78m) PVC double glazed window to rear. Skimmed ceiling. Recessed spot lighting. Extractor fan. Chrome wall mounted heated towel rail. Vinyl flooring. Shaver point. Fitted with a four piece suite comprising panelled bath with chrome mixer tap and shower attachment. Mains shower pod with rainfall head and hand held shower attachment. Close coupled toilet with push button flush. Pedestal wash hand basin with chrome mixer tap over.

Ground Floor Bedroom Two - 12'4" x 9' (3.76m x 2.74m) PVC double glazed window. Skimmed ceiling. Radiator. Built in three door wardrobe with shelf and hanging rail.

Shower Room - 10'9" x 6'8" (3.28m x 2.03m) UPVC window to side. Skimmed ceiling. Recessed spot lighting. Extractor fan. Vinyl flooring. Chrome wall mounted heated towel rail. Shaver point. Half height wall tiling. Fitted shower pod with mains rainfall head and hand held attachment. Close coupled toilet with push button flush. Pedestal wash hand basin with chrome mixer tap over.

Ground Floor Bedroom - 8'10" x 6'8" (2.7m x 2.03m) PVC double glazed window. Skimmed ceiling. Radiator.

First Floor Landing - Twin velux windows. Loft access.

Bedroom Three - 18'2" x 17'7" (5.54m x 5.36m) PVC double glazed windows. Velux window. Skimmed ceiling. Radiator. Wall mounted air conditioning unit.



En Suite - 7'3" x 6'11" (2.2m x 2.1m) Velux window. Skimmed ceiling. Recessed spot lighting. Extractor fan. Vinyl flooring. Chrome wall mounted heated towel rail. Shaver point. Half height wall tiling. Fitted shower pod with mains rainfall head and hand held attachment. Close coupled toilet with push button flush. Pedestal wash hand basin with chrome mixer tap over.

Bedroom Four - 17'7" x 13'3" (5.36m x 4.04m) PVC double glazed window and velux window. Skimmed ceiling. Radiator.

En Suite - 8'5" x 6'11" (2.57m x 2.1m) Velux window. Skimmed ceiling. Recessed spot lighting. Extractor fan. Vinyl flooring. Chrome wall mounted heated towel rail. Shaver point. Fitted walk in shower enclosure with wall boarding and chrome thermostatic shower riser with rainfall head and hand held attachment. Close coupled toilet with push button flush. Pedestal wash hand basin with chrome mixer tap over.

Outside - Outside - Front: To the front of the property there is off road parking for two vehicles leading to the double garage. Lawn area. Side gated access to the rear garden.

Rear: Enclosed by timber fencing. Lawn area with patio seating area. Various outside lighting points. External power. Cold water tap.

Double Garage - One and a half garage (due to utility room addition) with twin up and over doors. Power and light connected. Wall mounted electric consumer unit.

COUNCIL TAX BAND

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