



Total area: approx. 207.1 sq. metres (2229.7 sq. feet)



## 86 Church Street, Pinchbeck, Spalding, Lincolnshire, PE11 3YA

£499,950 Freehold

This superbly presented period residence, believed to date back to the 1800s, is brimming with timeless charm and character while offering a generous and versatile layout ideally suited to modern family living. Located on a non-estate position, the property benefits from a driveway to the side together with a further gated drive to the rear, providing ample off-road parking and access to a detached garage. Inside, the home is rich with characterful features – from original flagstone flooring and exposed beamed ceilings to fireplaces with cosy wood-burning stoves – all combining to create a warm and inviting atmosphere. The flexible ground floor boasts four well-proportioned reception rooms, a stylishly appointed kitchen, useful utility, and a convenient downstairs shower room. Upstairs, the impressive master suite enjoys its own walk-in dressing room and private en-suite, while four further bedrooms are served by a beautifully fitted luxury family bathroom. The property occupies an established wrap-around plot, with mature gardens offering both privacy and charm. A large patio provides the perfect spot for entertaining or simply relaxing outdoors, while the generous driveway and detached garage enhance the practicality of the home. A truly exceptional family home that blends period elegance with modern comfort, set in delightful grounds – early viewing is strongly advised.

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ACCOMMODATION

**Entrance Hall** - With wooden flooring, stairs leading to the first floor, radiator, power points, large understairs storage cupboard.

**Living Room** - 16'2" x 15'1" (4.93m x 4.6m) With attractive brick fireplace with woodburning stove, flagstone flooring, window overlooking the front and further window to the rear, radiator, power points and archway to the dining room.

**Sitting Room** - 16'2" x 15'1" (4.93m x 4.6m) With attractive feature fireplace with built in storage to either side, beamed ceiling, window overlooking the front, part panelled walls, radiator and power points.

**Dining Room** - 15'2" x 14'11" (4.62m x 4.55m) With attractive inglenook fireplace with woodburning stove, tiled flooring, window and door leading to the side, beamed ceiling, radiator and power points.

**Kitchen/Breakfast Room** - 16'1" x 13'5" (4.9m x 4.1m) With fitted units comprising, Belfast sink with cupboard below, excellent range of wall and base units complemented by quartz effect worktops, space for range cooker with exposed brick surround, space and plumbing for dishwasher, walk in larder cupboard with further built in cupboards, tiled flooring, window to the side, beamed ceiling and door leading to:



**Conservatory** - 13'5" x 12'9" (4.1m x 3.89m) With tiled flooring, radiator, power points and french doors and windows overlooking the garden.

**Utility Room** - 7'11" x 6'7" (2.41m x 2m) With space and plumbing for washing machine, space for fridge freezer, window to the rear and door leading to:

**Shower Room** - Fitted suite comprising, corner shower cubicle, low level wc, wash hand basin and frosted window.

**First Floor Split Level Landing** - Being split level with door leading to:

**Bedroom One** - 14'5" x 8'10" (4.4m x 2.7m) With window overlooking the front, radiator, power points and archway to:

**Dressing Room** - With handing space.

**En-Suite** - With shower cubicle, low level wc, wash hand basin, heated towel rail.

**Bedroom Two** - 15' x 14'5" (4.57m x 4.4m) With built in storage cupboard, window overlooking the front, radiator and power points.

**Bedroom Three** - 11'1" x 10'5" (3.38m x 3.18m) With window overlooking the front, feature stain glass window, radiator and power points.

**Bedroom Four** - 15'1" x 6'10" (4.6m x 2.08m) With window to the side, radiator and power points.

**Bedroom Five** - 13'4" x 6'6" (4.06m x 1.98m) With window to the rear, radiator and power points.

**Family Bathroom** - A superb modern fitted suite comprising, freestanding bath, separate shower cubicle, low level wc, wash hand basin, part panelled walls and Velux window.

**Outside** - To the front there is an established front garden with gate leading to the front door. To the side there is a gravelled driveway providing off road parking and gate providing side access.

**Rear** - To the rear there is a further generous gated driveway providing parking for several vehicles which leads to a Garage (19'2" x 12'8") with double opening doors. The rear garden is a surprising wrap around plot with large patio perfect for outdoor entertaining leading to a established lawned arear with a variety of mature trees providing an excellent degree of privacy.

LOCAL AUTHORITY

South Holland, Spalding

TENURE

Freehold

COUNCIL TAX BAND

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