





70 PINCHBECK ROAD

SPALDING, PE11 1QF

£450,000

FREEHOLD

FIVE-BEDROOM FULLY REFURBISHED PERIOD HOME | FOUR FLOORS OF ACCOMMODATION | TOWN CENTRE LOCATION | BRAND-NEW HIGH-SPECIFICATION KITCHEN | BASEMENT LIVING SPACE | CHARACTER FEATURES | GAMES ROOM / POTENTIAL ANNEXE (STPP)

Sedge Estate Agents are proud to present this truly exceptional and beautifully refurbished five-bedroom period home, ideally positioned within walking distance of the town centre. Finished to an outstanding standard throughout, this impressive property seamlessly combines original character with contemporary styling, offering substantial and versatile accommodation arranged over four floors.

Carefully renovated with exceptional attention to detail, the property showcases stylish modern fixtures, quality finishes and generous living space throughout. At the heart of the home is a stunning brand-new contemporary kitchen, featuring a high-specification finish and generous workspace, perfectly suited to everyday family living and entertaining.

Further accommodation includes multiple reception rooms, a separate formal dining room, an impressive basement lounge and dining area, five well-proportioned bedrooms and additional versatile attic space. Externally, the property benefits from a gated driveway, garage, landscaped rear garden and a substantial outbuilding offering exciting potential for a games room, home office or possible annexe conversion, subject to the necessary planning permission and consents.

Combining period charm, extensive accommodation and contemporary luxury, this is a rare opportunity to acquire a substantial refurbished family home in a convenient town-centre location. Early viewing is highly recommended.

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• Completely refurbished to an exceptional standard – ready to move in • Five spacious bedrooms across four floors – perfect for families • Brand-new contemporary kitchen with high-quality fixtures and finishes • Formal dining room ideal for entertaining • Basement lounge – versatile space for family living or home office • Utility room providing practical everyday convenience • Garage and ample off-road parking for multiple vehicles • Beautifully landscaped enclosed rear garden with patio and decking • Games room with annexe potential (STPP) – ideal for guests or multi-generational living • Prime location within walking distance of the town centre – close to shops, schools, and amenities





Summary

FULLY REFURBISHED FIVE-BEDROOM PERIOD HOME | FOUR FLOORS OF ACCOMMODATION | SEMI-DETACHED FAMILY HOME | HIGH-SPECIFICATION MODERN KITCHEN | BASEMENT LOUNGE | GAMES ROOM WITH ANNEXE POTENTIAL (STPP) | GARAGE | OFF-ROAD PARKING | WALKING DISTANCE TO TOWN CENTRE

Sedge Estate Agents are delighted to offer for sale this exceptional five-bedroom semi-detached period home, which has been completely refurbished to an impressive standard throughout. Arranged over four floors, this substantial property beautifully combines original character with contemporary styling, offering spacious and versatile accommodation ideally suited to modern family living. The property features a brand-new high-specification kitchen, formal dining room, generous basement lounge, separate utility room and five well-proportioned bedrooms. Externally, there is an enclosed rear garden with raised patio and decking areas, together with a substantial games room offering exciting potential for conversion into a self-contained annexe, subject to the necessary planning permission and consents. Further benefits include a generous garage and ample off-road parking. Ideally positioned within walking distance of the town centre, this beautifully presented, turn-key family home offers a rare combination of period charm, extensive accommodation and exciting additional potential. Early viewing is highly recommended.

Summary Layout

FULLY REFURBISHED FIVE-BEDROOM PERIOD HOME | FOUR FLOORS OF ACCOMMODATION | HIGH-SPECIFICATION KITCHEN | TWO RECEPTION ROOMS | BASEMENT LOUNGE & DINING AREA | THREE BATHROOM FACILITIES | 33FT GAMES ROOM / POTENTIAL ANNEXE (STPP) | GARAGE | GATED DRIVEWAY | WALKING DISTANCE TO TOWN CENTRE

Sedge Estate Agents are delighted to present this exceptional five-bedroom semi-detached period home, which has been extensively refurbished to an impressive standard throughout. Arranged over four floors, this substantial property combines original character features with contemporary living, offering an abundance of versatile accommodation ideally suited to larger families, multi-generational living or buyers seeking additional space for entertaining and working from home.

The property retains attractive period features, including exposed floorboards, decorative picture rails and a feature log burner, while incorporating a brand-new contemporary kitchen, modern bathroom facilities and generous living accommodation.

A particularly impressive feature is the basement, which provides an additional dining area, lounge and high-specification kitchen, creating a versatile space for family living and entertaining. Externally, the property benefits from a gated driveway, garage, landscaped rear garden and a substantial 33ft outbuilding offering exciting potential for a games room, home office or possible annexe conversion, subject to the necessary planning permission and building regulations.

GROUND FLOOR

PORCH

The property is approached via a welcoming entrance porch, leading through to the main hallway.

ENTRANCE HALL

A spacious entrance hallway featuring stairs descending to the basement lobby, a further staircase rising to the first floor, radiators, decorative picture rail and attractive exposed floorboards. Doors provide access to the principal ground-floor accommodation.

LOUNGE – 4.82m x 4.18m (15'10" x 13'8") maximum

A beautifully presented reception room featuring a front-facing window, attractive exposed floorboards and decorative coving. A feature log burner creates a wonderful focal point, combining period character with a cosy and inviting atmosphere.

DINING ROOM – 4.82m x 3.89m (15'10" x 12'9")

A generous formal dining room with a rear-facing window, radiator and exposed floorboards. Offering excellent space for a substantial dining table, this is an ideal setting for family meals and entertaining.

GROUND-FLOOR SHOWER ROOM

A modern three-piece suite comprising a generous double shower enclosure with rainfall showerhead and handheld attachment, low-level WC and pedestal wash hand basin. The room is extensively tiled and benefits from a heated towel rail and side-facing windows.

LOBBY & UTILITY ROOM

A useful lobby provides access to the rear garden and opens into the separate utility room.

The utility room benefits from rear and side-facing windows, a stainless steel sink unit, spotlights and access to the boiler, providing valuable additional practical space.

LOWER GROUND FLOOR / BASEMENT

The basement offers a particularly impressive additional living area, providing a flexible arrangement of dining, lounge and kitchen accommodation.

BASEMENT DINING ROOM – 5.36m x 2.93m (17'7" x 9'7") maximum

A spacious dining area featuring side-facing windows and useful understairs storage. Offering excellent flexibility, this is an ideal space for family dining or entertaining.

BASEMENT LOUNGE – 4.07m x 3.96m (13'4" x 13'0")

A comfortable and versatile reception area featuring a front-facing window and radiator. Open plan to the kitchen, this provides an excellent additional living space for relaxing, socialising or family gatherings.

CONTEMPORARY BASEMENT KITCHEN – 4.11m x 4.07m (13'6" x 13'4")

A real highlight of the basement accommodation is the brand-new contemporary kitchen, fitted with an impressive range of high-quality base and eye-level units, premium work surfaces and a sink with mixer tap. Further features include tiled splashbacks, recessed spotlights and a rear-facing window.

This stylish kitchen complements the additional basement living space, creating a highly versatile area within the home.

BASEMENT UTILITY ROOM – 2.93m x 2.70m (9'7" x 8'10") maximum

A further useful utility and storage area featuring a built-in storage cupboard and side-facing windows.

FIRST FLOOR

The first-floor landing provides access to three bedrooms and the family bathroom, with stairs continuing to the second floor.

PRINCIPAL BEDROOM – 4.35m x 4.29m (14'3" x 14'1") maximum

A generous and beautifully presented principal bedroom featuring a rear-facing window, built-in storage cupboards, radiator and decorative picture rail.

BEDROOM TWO – 4.24m x 4.20m (13'11" x 13'9")

A spacious double bedroom with a front-facing window and radiator, providing excellent accommodation for family members or guests.

BEDROOM THREE – 3.08m x 2.91m (10'1" x 9'7")

A bright and well-proportioned bedroom with a rear-facing window and radiator.

FAMILY BATHROOM

A modern three-piece suite comprising a bath with handheld shower attachment, pedestal wash hand basin and low-level WC. Further features include a radiator, recessed spotlights and windows to the front and side elevations.

SECOND FLOOR

A further staircase leads to the second-floor landing, providing access to two additional bedrooms, an attic room and cloakroom.

BEDROOM FOUR – 4.39m x 3.73m (14'5" x 12'3")

A spacious and attractive bedroom featuring a rear-facing window.

BEDROOM FIVE – 4.27m x 4.19m (14'0" x 13'9") maximum

A further generous bedroom, benefiting from a skylight which allows natural light into the room.

ATTIC ROOM

An additional versatile space featuring a side-facing window and restricted ceiling height. Ideal for use as a home office, hobby room or additional storage, subject to the limitations of the ceiling height.

SECOND-FLOOR CLOAKROOM

A convenient two-piece suite comprising a pedestal wash hand basin and low-level WC, together with a built-in storage cupboard and side-facing window.

OUTSIDE

70 PINCHBECK ROAD




















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ADDITIONAL INFORMATION

Local Authority – South Holland

Council Tax – Band D

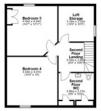
Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold

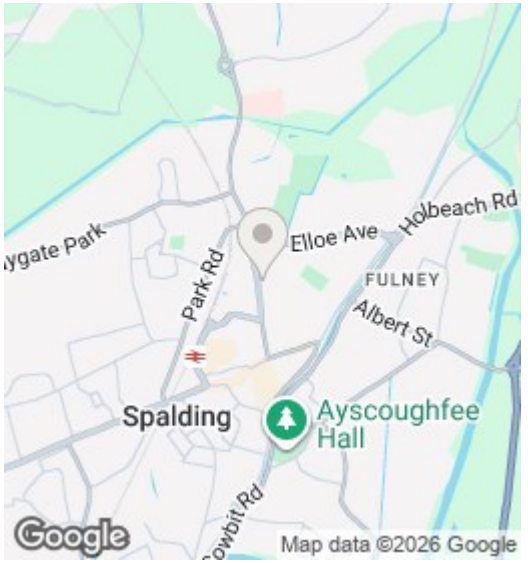


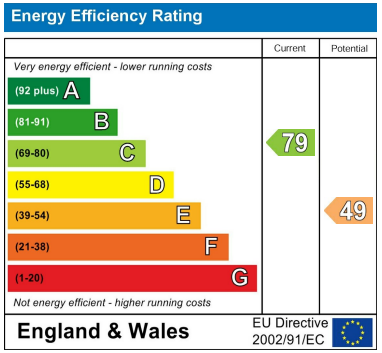












Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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