



## 11 CHERRY HOLT LANE

SPALDING, PE11 3RJ

**£215,000**  
FREEHOLD

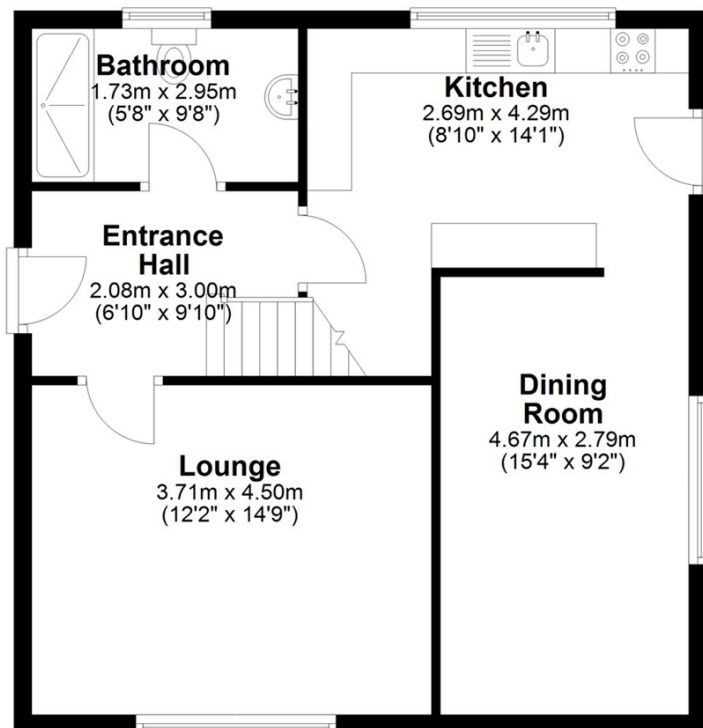
Spacious two-bedroom detached chalet bungalow in the popular village of Pinchbeck, offering ample off-road parking, a generous enclosed rear garden with two sheds, and gas central heating. The accommodation includes a large lounge, kitchen, modern shower room, and a converted garage now used as a dining room. Both double bedrooms are located upstairs, along with a loft either side of the upstairs for storage. The property is well-maintained and offers scope for modernisation depending on decorative taste.





## Ground Floor

Approx. 56.4 sq. metres (607.2 sq. feet)



Total area: approx. 110.4 sq. metres (1188.7 sq. feet)

**11 Cherry Holt**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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