





30 CHURCH STREET

SPALDING, PE11 3UA

£325,000

FREEHOLD

THREE-BEDROOM DETACHED FAMILY HOME | PINCHBECK VILLAGE | MULTIPLE RECEPTION ROOMS | KITCHEN/BREAKFAST ROOM | CONSERVATORY | GROUND-FLOOR SHOWER ROOM | GARAGE & DRIVEWAY | LARGE ENCLOSED REAR GARDEN

Sedge Estate Agents are delighted to offer for sale this immaculately presented three-bedroom detached family home, situated in the popular village of Pinchbeck. Offering spacious and versatile accommodation throughout, the property is ideally suited to families seeking generous living space and practical modern features. The accommodation includes multiple reception rooms, a well-appointed kitchen/breakfast room with integrated Neff dishwasher, conservatory, useful utility space and a convenient ground-floor shower room. Externally, the property benefits from ample off-road parking, a garage and a generous enclosed rear garden, providing an excellent space for outdoor entertaining, gardening and family activities. An excellent opportunity to purchase a beautifully maintained detached home in a sought-after village location.

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• Three bedroom detached family home • Sought-after village location in Pinchbeck • Spacious kitchen/breakfast room (11'9 x 12'3) • Separate dining room (12'10 x 10'8) and living room (11'6 x 13'0) • Conservatory overlooking the rear garden • Utility room and ground floor shower room • Two double bedrooms with fitted wardrobes • Generous third bedroom ideal as office or nursery • Ample off-road parking with large gravel driveway and garage • Large enclosed rear garden with patio and mature trees





Summary

THREE-BEDROOM DETACHED FAMILY HOME | PINCHBECK VILLAGE | TWO RECEPTION ROOMS | KITCHEN/BREAKFAST ROOM | CONSERVATORY | TWO BATHROOMS | UTILITY ROOM | GARAGE & AMPLE PARKING | LARGE ENCLOSED REAR GARDEN

Sedge Estate Agents are delighted to offer for sale this immaculately presented three-bedroom detached family home, situated in the highly desirable village of Pinchbeck. Offering spacious and versatile accommodation throughout, this attractive property benefits from two reception rooms, a separate kitchen/breakfast room, conservatory, utility room, ground-floor shower room and first-floor family bathroom.

The property is approached via a useful entrance porch leading into a welcoming hallway, with stairs rising to the first floor.

The well-appointed kitchen/breakfast room measures approximately 11'9" x 12'3" and offers a range of wall and base units, work surfaces, ceramic sink, integrated oven and grill, and inset gas hob with extractor. French doors provide access into the conservatory, creating a bright and sociable space for everyday family living.

There are two separate reception rooms, providing excellent flexibility for family life and entertaining. The main living room measures approximately 11'6" x 13'0" and features an attractive bay window, additional side windows and a fireplace with surround, creating a comfortable space in which to relax.

The separate dining room measures approximately 12'10" x 10'8" and benefits from windows to the side and rear, together with a door opening directly onto the garden. This versatile room could also be used as an additional sitting room or family room.

Further ground-floor accommodation includes a useful utility room with fitted units, sink, plumbing for washing machine and tumble dryer, space for a fridge freezer and convenient external access. There is also a separate shower room with WC and wash hand basin.

The conservatory provides an excellent additional reception space, with windows overlooking the garden, tiled flooring and a door opening onto the rear garden.

To the first floor are three well-proportioned bedrooms, all benefiting from useful fitted or built-in storage. The family bathroom is fitted with a bath, separate double shower cubicle, wash hand basin and WC.

OUTSIDE

To the front, a large gravel driveway provides ample off-road parking for multiple vehicles and access to the garage. Mature hedging and a half-brick wall provide an attractive established frontage.

The garage benefits from an up-and-over door to the front and a further door providing convenient access to the rear garden.

The generous enclosed rear garden is predominantly laid to lawn, with mature trees providing privacy and character. A paved patio seating area sits directly outside the property, offering an ideal space for outdoor dining and entertaining, while a stepping-stone pathway leads through the garden.

LOCATION

Situated in the popular village of Pinchbeck, the property is conveniently positioned for access to local amenities, including shops, public houses and a post office. The village also offers a range of facilities for everyday needs, while nearby Spalding provides a wider selection of shopping, schooling, leisure and transport facilities.

Combining three bedrooms, two reception rooms, a kitchen/breakfast room, conservatory, separate utility room, two bathrooms, garage, extensive driveway and a generous enclosed garden, this is an excellent opportunity to purchase a versatile detached family home in a sought-after village location.

Early viewing is highly recommended.

These particulars are intended to give a fair and accurate description of the property to the best of the agent's knowledge at the time of marketing. They do not constitute part of an offer or contract.

Some properties may be subject to additional charges such as estate management charges, rentcharges, service charges, or other ongoing costs relating to communal areas or shared infrastructure. Prospective purchasers are advised to make their own enquiries and seek confirmation of all details, including tenure and any associated charges, via their solicitor prior to exchange of contracts.

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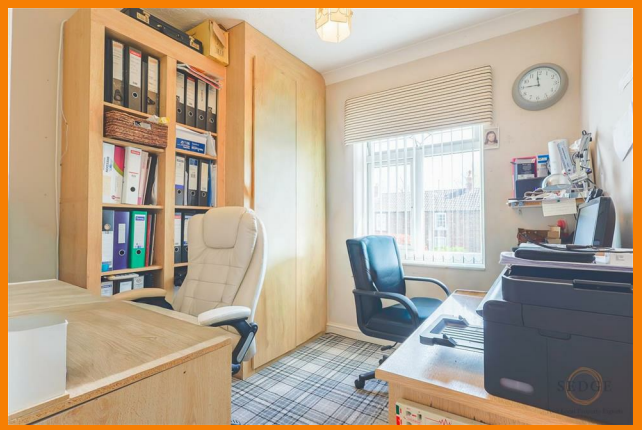









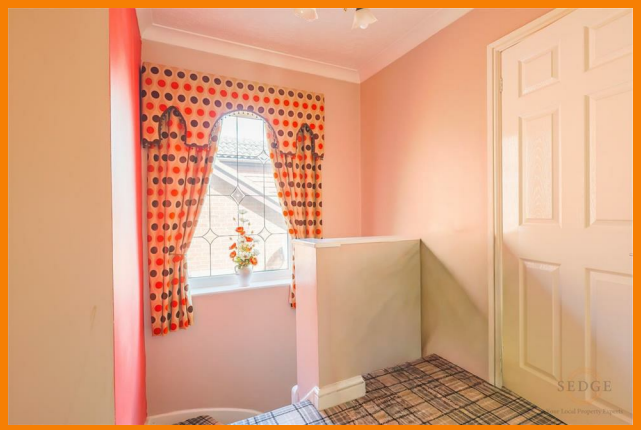









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ADDITIONAL INFORMATION

Local Authority – South Holland

Council Tax – Band C

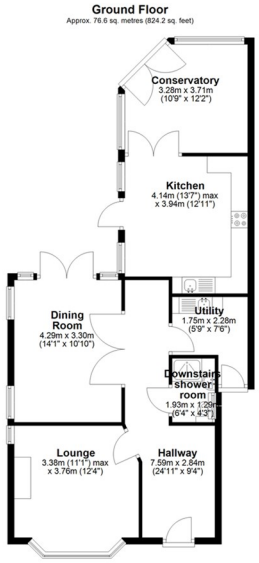
Viewings – By Appointment Only

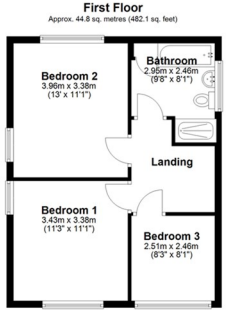
Floor Area – sq ft

Tenure – Freehold





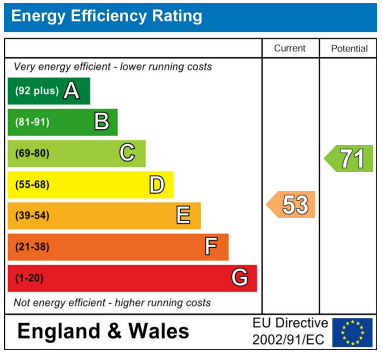




Total area: approx. 121.4 sq. metres (1306.3 sq. feet)

30 Church Street





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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