





40 ROSE LANE

SPALDING, PE11 3RN

£260,000

FREEHOLD

THREE-BEDROOM SEMI-DETACHED HOUSE | ROSE LANE, PINCHBECK | TWO LARGE WORKSHOPS | SEPARATE GARAGE | PARKING FOR FOUR VEHICLES | LARGE ENCLOSED REAR GARDEN

Sedge Estate Agents are delighted to offer for sale this spacious three-bedroom semi-detached home, situated on Rose Lane in the popular village of Pinchbeck. Offering comfortable family accommodation together with an exceptional range of external workshops and garage facilities, this property presents a fantastic opportunity for buyers seeking additional workspace, storage or potential business premises, subject to any necessary consents.

The ground floor accommodation comprises a welcoming lounge, kitchen/diner, separate utility room, convenient WC and useful storage facilities, providing practical space for everyday family living.

To the first floor are three well-proportioned bedrooms and a family bathroom, making this an ideal home for families, couples or those requiring additional bedroom space.

A particularly impressive feature of this property is the extensive range of external buildings, comprising two large workshops and a separate garage. These provide excellent versatility for hobbies, DIY projects, vehicle storage, business use or additional workspace, subject to any required planning permissions and consents.

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• Spacious three-bedroom semi-detached property • Popular village location in Pinchbeck • Large lounge with feature fireplace • Kitchen/diner overlooking the rear garden • Utility room, WC and useful storage • Three bedrooms and family bathroom • Two substantial external workshops, ideal for hobbies or business use • Separate garage with extensive off-road parking • Large enclosed rear garden with patios, mature trees and vegetable plot potential • Parking for up to four vehicles — Freehold | Council Tax Band B





Summary

THREE-BEDROOM SEMI-DETACHED HOUSE | PINCHBECK VILLAGE | TWO LARGE WORKSHOPS | DOUBLE GARAGE | PARKING FOR FOUR VEHICLES | LARGE ENCLOSED REAR GARDEN | FREEHOLD

Sedge Estate Agents are delighted to offer for sale this deceptively spacious three-bedroom semi-detached home, situated on Rose Lane in the popular village of Pinchbeck.

Offering an exceptional combination of comfortable family accommodation and extensive external workshop and garage facilities, this property presents a rare opportunity for buyers requiring additional space for business use, hobbies, vehicle storage or a variety of other purposes, subject to any necessary consents.

The ground floor accommodation begins with an entrance hallway leading into a good-sized lounge, featuring a front-facing window and fireplace, creating a comfortable space for relaxing.

To the rear is a spacious kitchen/diner, with windows overlooking the garden and providing an excellent setting for everyday family living and entertaining.

Further ground-floor accommodation includes a separate utility room, convenient WC and useful storage room.

To the first floor are three bedrooms, including two good-sized double bedrooms with useful storage, together with a further bedroom and family bathroom.

EXTENSIVE WORKSHOPS & GARAGE FACILITIES

One of the property's most impressive features is the substantial range of external workshops and garage facilities, offering considerable flexibility for buyers requiring additional workspace or storage. These buildings are accessed externally and are separate from the main house.

The largest workshop measures approximately 10.01m x 7.90m and benefits from two double doors, providing excellent access and workspace.

A second substantial workshop measures approximately 6.93m x 9.14m, with windows and double-door access, offering further versatility for hobbies, business activities, vehicle storage or workshop use.

There is also a separate garage measuring approximately 6.05m x 3.33m.

Externally, the property enjoys a large enclosed rear garden, predominantly laid to lawn and offering a good degree of privacy. The garden features two patio seating areas, mature trees, raised flower beds and a generous vegetable plot, providing an excellent outdoor space for families, entertaining and keen gardeners.

To the front, there is off-road parking for up to four vehicles, together with access to the garage and extensive workshop facilities.

LOCATION

Rose Lane is situated within the popular village of Pinchbeck, which offers a good range of local amenities including a village shop, butcher, hairdressers, nurseries, primary school, parks, church, public houses, village hall and fish and chip shop.

Spalding town centre is approximately a 10-minute drive away, providing a wider range of shops, schools, restaurants, cafés, pubs and leisure facilities.

This is a property that offers far more than meets the eye, combining a comfortable three-bedroom family home with exceptional external workspace, substantial garage facilities, parking for multiple vehicles and a generous enclosed rear garden.

Early viewing is highly recommended to fully appreciate the accommodation, outbuildings and versatility this property has to offer.

ADDITIONAL INFORMATION

Tenure: Freehold
Council Tax Band: B
Services: Mains gas, electricity, water and drainage

ACCOMMODATION

Ground Floor
Entrance Hallway
Lounge
Kitchen/Diner
Utility Room
Separate WC
Storage Room

First Floor
Bedroom One
Bedroom Two
Bedroom Three
Family Bathroom

Outside
Large Enclosed Rear Garden
Two Large Workshops
Separate Garage
Off-Road Parking for Up to Four Vehicles

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ADDITIONAL INFORMATION

Local Authority – South Holland

Council Tax – Band B

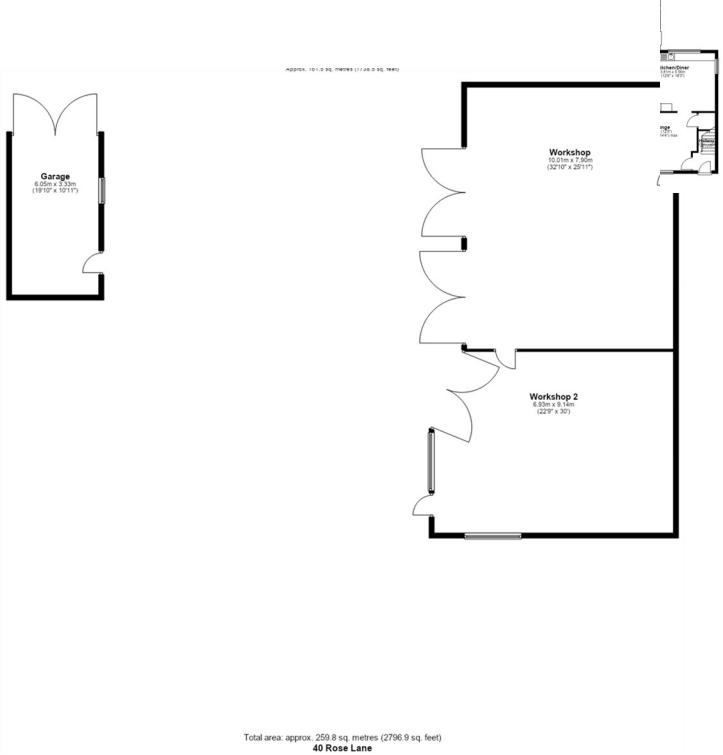
Viewings – By Appointment Only

Floor Area – sq ft

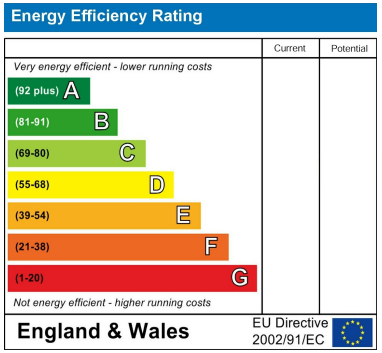
Tenure – Freehold











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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