



96 Pinchbeck Road, Spalding, PE11 1QL

Guide Price £375,000

Ark Property Centre are delighted to offer for sale The Old Gate House on Pinchbeck Road. Offering spacious accommodation throughout this period home comprises four bedrooms, two bathrooms and three reception rooms and sits on a plot just under quarter acre (sts). The current vendors are looking for a swift and secure sale and are now open to reasonable offers. Available now for viewings with no onward chain.

Spalding

Spalding is a bustling Georgian market town set around the picturesque river Welland; situated between the market town of Boston (14.8 miles away) and the cathedral city of Peterborough (19 miles away). Spalding is famous for its annual Flower Parade which was held every May bank holiday which attracted 100,000 visitors. Spalding town centre has to offer a selection of supermarkets, pub/restaurants/cafes, primary and secondary schooling, banks multiple doctors' surgery's, a hospital, a night club and a water taxi which takes you down the river Welland for a nice day out.

Easy access to the A16 provides access towards Peterborough and the A1, whilst Spalding's railway station connects to the East Coast mainline services to London Kings Cross and Midlands Cross Country services to Cambridge, at Peterborough.

Entrance Hall 11'6" x 6'6" (3.51m x 2.00m)

Patterned glazed wooden door opening to hall, coving to textured ceiling, radiator, oak flooring, doors to rear hall, bathroom, office and stairs to bedroom 1.

Kitchen Diner 26'6" x 11'8" (8.09m x 3.56m)



Open plan kitchen dining space with views over the garden. Fitted with a matching range of base and full height handleless units and peninsula, worktop space with matching upstands. Five ring Bosch gas hob with stainless steel floating extractor hood over. Twin Integrated ovens. Composite sink with drainer and chrome mixer tap over. Double glazed window to rear, recessed LED lighting, two vertical designer radiators. Opening to office, sliding doors opening to garden.

Lounge 11'10" x 17'3" (3.63m x 5.28m)



Double glazed windows to front and side, radiator, coving to textured ceiling, oak flooring, open fireplace with granite hearth and ornate steel fireplace.

Office 13'0" x 12'11" (3.98m x 3.96m)



Stairs to first floor landing, coving to textured ceiling, Open fireplace with granite hearth and ornate steel fireplace, oak flooring, door to hallway and door to lounge.

Rear hall 12'2" x 6'0" (3.73m x 1.83m)

Obscured glazed entrance door with glazed sidelight, skimmed ceiling with recessed lighting, full height and eye level units with worktop space and plumbing for washing machine and tumble dryer. Door to hallway, door and stairs to bedroom 1 and opening to.

Bathroom 8'11" x 6'11" (2.73m x 2.12m)

Refitted with a four piece suite comprising bath with chrome mixer tap over and hand held shower attachment, close coupled toilet with push button flush and wash hand basin with chrome mixer tap

over set in vanity unit with storage under. Built in shower cubicle with mains shower over. Tiling to walls and floor.

Bedroom 1 11'5" x 10'10" (3.50m x 3.31m)



Double glazed windows to rear, three built in wardrobes, radiator, coving to skimmed ceiling, door to ensuite.

Ensuite 7'3" x 6'10" max (2.22m x 2.10m max)



Fitted with a four piece suite comprising tiled shower cubicle with glass door and electric shower, close coupled toilet and pedestal wash hand basin with chrome taps over.

Landing

With doors to bedrooms 2,3 and 4.

Bedroom 2 9'9" x 11'8" (2.99m x 3.57m)



Double glazed window to rear, radiator, coving to textured ceiling, loft access, over stairs cupboard.

Bedroom3 9'2" x 11'8" (2.81m x 3.58m)

Double glazed windows to front and side, radiator, coving to textured ceiling.

Bedroom 4 11'6" x 7'11" max (3.53m x 2.43m max)



Double glazed windows to side, coving to textured ceiling, radiator.

Outside



To the front of the property and accessed off Pinchbeck Road is a generous gravel driveway providing off road parking for multiple vehicles. There is gated access to the rear garden.

Rear garden

Generous patio seating area with step down to extensive garden laid to lawn with mature tree and shrub borders. To the end of the garden there are apple trees, a plum and fig tree also. Timber outbuilding comprise studio with power and light, a garden room and large shed.

Local Amenities

Hospitals Nearby: 1.3 miles from Johnson Community Hospital in Spalding, 16.4 miles from Pilgrim Hospital in Boston, 18.7 miles from Peterborough City Hospital

Doctors Surgery Nearby: Beechfield Medical Centre in Spalding, Munroe Medical Centre in Spalding, Johnson GP in Spalding

Dentists Surgery Nearby: Fenhouse Dental Practise, Winsover Dental Care in Spalding, Elegant Smiles in Spalding, Spalding Dental Surgery in Spalding

Shopping Centres Nearby: 1.5 miles from Springfields Outlet Shopping & Garden Centre in Spalding, 2.9 miles from Baytree Garden Centre, 19.4 miles from Queensgate Shopping Centre in Peterborough, 22.7 miles from Serpentine Green in Peterborough, 47.1 miles from Rushden Lakes Shopping Centre

Supermarkets/Convenience Stores Nearby: SPAR in Spalding, Sainsburys in Spalding, Lidl in Spalding, Aldi in Spalding, B&M in Spalding, 2.4 miles from Morrisons in Pinchbeck, 8.1 miles from Tesco in Holbeach, 15 miles from Asda in Boston

Train/Bus Stations Nearby: Spalding Train Station, Spalding Bus Station, 14.8 miles from Boston Train Station, 14.8 miles away from Boston Bus Station, 19.4 miles from Peterborough Train Station, 19.4 miles from Peterborough Bus Station

Leisure Clubs Nearby: Castle Sports Centre and Swimming Pool in Spalding, 11.9 miles from Bourne Leisure Centre, 15.3 miles from Princess Royal Sports Arena in Boston, 20.2 miles from David Lloyd Club in Peterborough

Theatres Nearby: South Holland Centre in Spalding, 14.8 miles from Savoy Cinema in Boston, 17.7 miles from Showcase Cinema in Peterborough, 25.8 miles from The Light Cinema in Wisbech

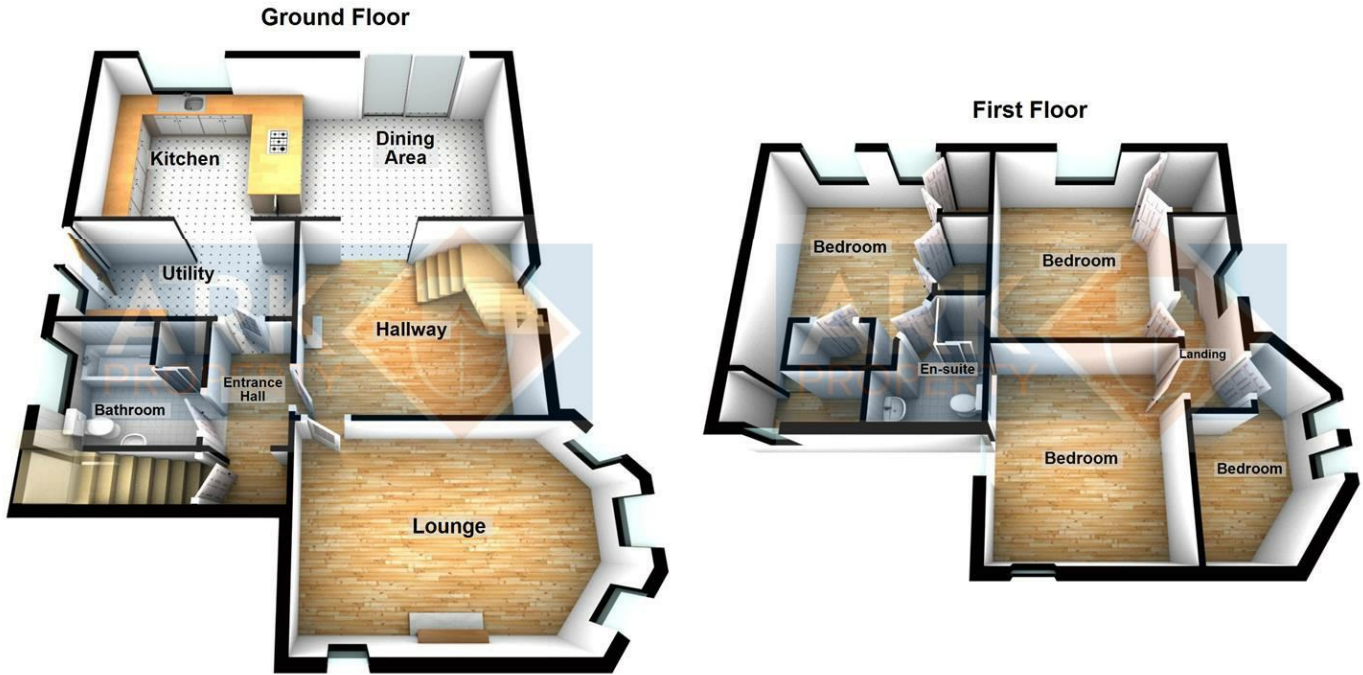
Beaches Nearby: 36.9 miles from Skegness Beach, 42.8 miles from Hunstanton Beach, 54 miles to Wells Next To The Sea Beach

Property postcode

For location purposes the postcode of this property is: PE11 1QL

Council Tax Band: C

Floor Plan



All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract. Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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