



Eckfords Property Scene
23, North Street, Bourne, Lincolnshire, PE10 9AE
E: sales@eckfords.co.uk
@: www.eckfords.co.uk
T: 01778 426215



30 Palgrave Way, Pinchbeck, Spalding, Lincolnshire PE11 3YW

£277,500 -

Property Summary

This family house is located in a popular residential location on the outskirts of Spalding and all the local amenities . Spalding benefits from good primary and senior schools including Spalding Grammar and also benefits from train links to Peterborough and Grantham. Viewing is highly recommended at the earliest opportunity to appreciate everything it has to offer.

Features

- Detached House
- Kitchen/Diner
- Lounge
- Viewing Highly Recommended
- Three Bedrooms on First Floor
- Family Bathroom & Ensuite Shower Room
- Larger than Average Garden
- Single Detached Garage
- Ample Off Road Parking

Room Descriptions

Ground Floor

Accommodation
Part glazed front door to Entrance hallway, ceramic floor tiles, stairs to first floor, wall mounted thermostatic heating control.

Kitchen/Diner
11' 10" x 18' 4" (3.61m x 5.59m) Fitted wall mounted and floor standing cupboards including deep pan drawers and under unit lights, complimentary wooden effect worktops and splash back tiling, inset one and a quarter bowl stainless steel sink and drainer with mixer tap and soft water tap, integrated dishwasher, space and plumbing under worktop for automatic washing machine, four ring ceramic hob with extractor canopy over, double electric oven, integrated fridge and freezer, ceramic floor tiles, radiator, inset ceiling spot lights, under stairs storage cupboard, French doors to rear.

Cloakroom
Low level WC with concealed flush, wash hand basin with mixer tap and vanity cupboard under, complimentary splash back tiling, ceramic floor tiles, radiator.

Lounge
10' 3" x 18' 5" (3.12m x 5.61m) TV point, telephone point, radiator.

First Floor

Landing
Access to roof storage space, storage cupboard housing gas central heating boiler.

Bedroom 1
10' 5" x 11' 8" (3.17m x 3.56m) Built in wardrobe, wall mounted thermostatic heating control, TV point, radiator, window to side.

Ensuite
Enclosed shower cubicle, pedestal wash hand basin, low level WC with concealed flush, complimentary splash back tiling, vinyl flooring, chrome heated ladder towel rail, inset ceiling spot lights.

Bedroom 2
11' 10" x 10' 1" (3.61m x 3.07m) Radiator, window to side.

Bedroom 3
7' 11" x 8' 2" (2.41m x 2.49m) Radiator, window to rear.

Bathroom
Panelled bath with mixer shower attachment, and glass screen, pedestal wash hand basin, low level WC wooden effect vinyl flooring, chrome heated ladder towel rail, inset ceiling spot lights, extractor fan.



Externally

Garden
The front of this property is open plan and benefits from two separate driveways , one leading to the detached single garage. There is another driveway at the front of the house providing off road parking for several cars. At the front of the house on the left hand side there is a good side extra piece of garden which belongings to this property. The rear garden is a lovely feature of this house and is surprisingly large for a modern estate property. It is mostly laid to a large lawn with attractive shrub borders. At the rear of the garden there is a large decked patio seating area.

Single Garage
Up and over garage door, power and light connected.

