



£389,950

White Beams, Money Bridge Lane, West Pinchbeck, Spalding, Lincolnshire PE11 3QB

SHARMAN BURGESS

**White Beams, Money Bridge Lane, West
Pinchbeck, Spalding, Lincolnshire PE11 3QB
£389,950 Freehold**

ACCOMMODATION

FRONT ENTRANCE PORCH

Entered via a uPVC double glazed front entrance door with further uPVC sealed unit double glazed door leading to: -

L-SHAPED HALLWAY

With Parquet flooring, built-in cloaks cupboard, radiator, telephone point.

LOUNGE

14' 7" (maximum including bay window) x 11' 11" (4.45m x 3.63m)

Featuring a multi fuel stove set in fireplace recess with beamed mantle above, TV aerial point, picture rail, windows to double aspect.

Mature detached three bedroomed country bungalow situated in a semi rural location with views over open farmland and yet still only approximately four miles from the market town of Spalding. Set in approximately TWO AND A HALF ACRES in total (s.t.s) with paddocks, stables and a range of assorted outbuildings, the property offers tremendous scope and potential for any number of uses, subject to any necessary consents being obtained. Accommodation briefly comprises lounge, dining room, kitchen, utility room and bathroom. Garage and lots of parking space. Viewing highly recommended.



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DINING ROOM

11' 11" x 9' 2" (3.63m x 2.79m)

With electric night storage radiator.

KITCHEN

15' 0" (maximum) x 6' 7" (maximum) (4.57m x 2.01m)

Having fitted work surface with inset single drainer stainless steel sink unit together with a range of cupboards and drawers beneath, matching wall mounted cupboard, range of built-in full height storage cupboards, fluorescent strip light, tiled floor, oil fired AGA cooking range (also heating domestic hot water and two radiators). Walk-in pantry with tiled floor, fitted shelving, power and light. Stable style door leading to: -

REAR ENTRANCE HALL

Having electric night storage radiator, uPVC double glazed rear entrance door, large walk-in storage cupboard.

CLOAKROOM

Having WC and hand basin.

UTILITY ROOM

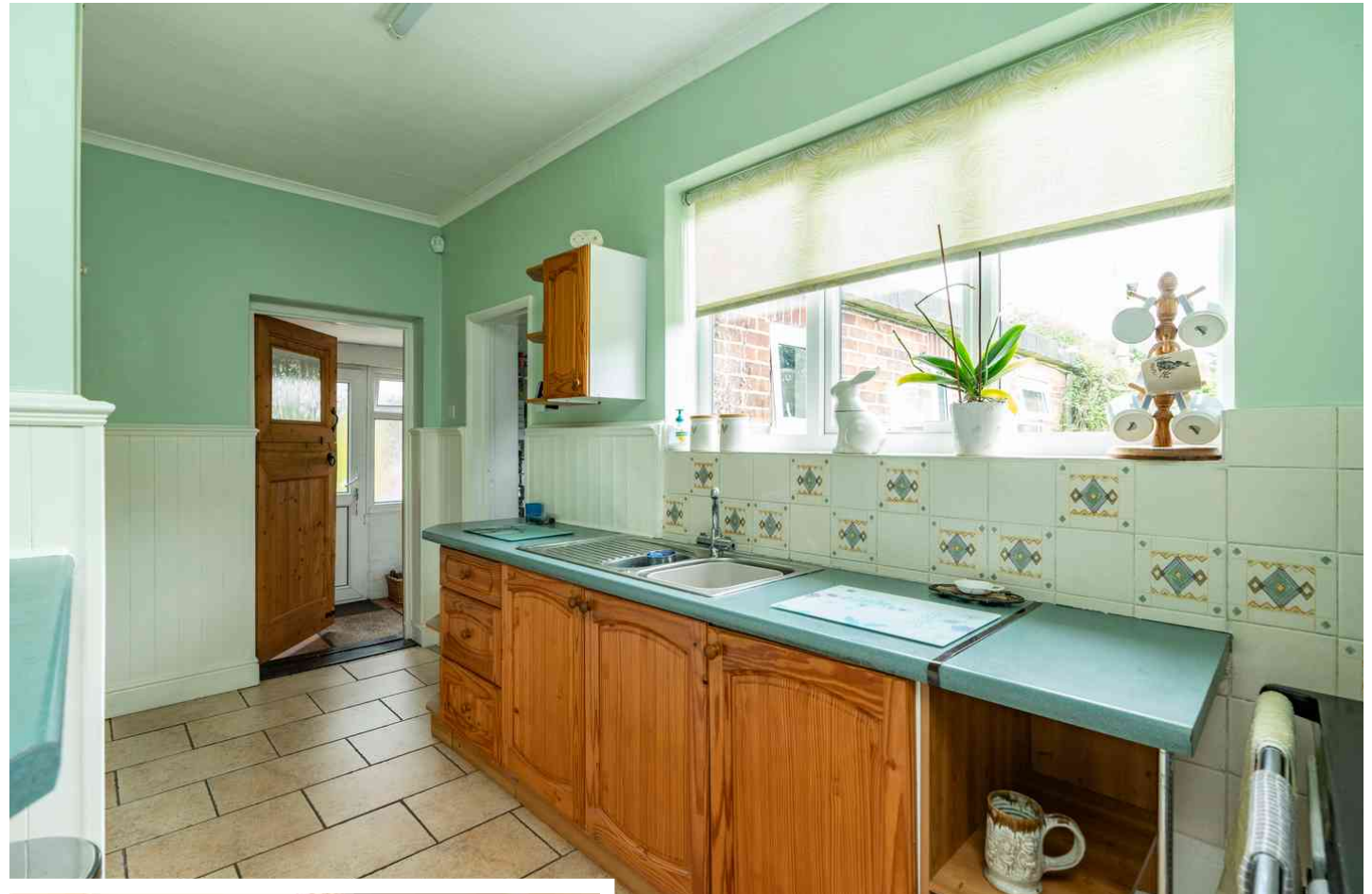
10' 2" x 7' 7" (3.10m x 2.31m)

Having fitted work surface with appliance space beneath together with plumbing for automatic washing machine, wall mounted storage cupboard, electric cooker point, tiled floor.

BEDROOM ONE (FRONT)

12' 5" x 10' 10" (3.78m x 3.30m)

With electric night storage radiator.



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BEDROOM TWO (REAR)

10' 1" x 9' 8" (excluding wardrobes) (3.07m x 2.95m)

Featuring a range of built-in wardrobes to one wall with lockers above, radiator, electric night storage radiator.

BEDROOM THREE (FRONT)

10' 11" x 6' 11" (3.33m x 2.11m)

Having electric night storage radiator.

BATHROOM

6' 8" x 6' 7" (2.03m x 2.01m)

Being fitted with a white suite comprising panelled bath with mixer taps and shower attachment, pedestal hand basin, WC, partially tiled walls, tiled floor, large built-in airing cupboard housing the insulated hot water cylinder with immersion heater.

EXTERIOR

The property is initially approached over a gravelled driveway which provides both parking and turning space in addition to access to the: -

GARAGE

16' 0" x 9' 0" (4.88m x 2.74m)

Of brick construction with timber slide around door and having light, power points and small car port to the front together with a lean-to shed to the rear.

The initial gardens extend to the front, side and rear and are mainly laid to lawn with a variety of established shrubs and trees, served by exterior lighting. A second vehicular access and driveway extends around to the rear where a more expansive parking area can be found, in addition to access to: -





OPEN GARAGE

32' 0" x 16' 8" (9.75m x 5.08m)

TIMBER SUMMERHOUSE

SHED

14' 2" (external measurement) x 9' 2" (external measurement)
(4.32m x 2.79m)

With power connected.

FOUR FORMER RAILWAY CARRIAGES

Each measuring approximately 17' 9" (external measurement) x 8' 3" (external measurement) (5.41m x 2.51m)

Set on concrete base with power connected and used for storage.

An enclosed area features a range of timber stables comprising: -

STABLE ONE

13' 5" x 11' 7" (4.09m x 3.53m)

STABLE TWO

11' 6" x 11' 5" (3.51m x 3.48m)

Both set on concrete base with covered concrete front apron served by exterior lighting.

TACK ROOM/STORE

12' 0" (external measurement) x 7' 9" (external measurement)
(3.66m x 2.36m)



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TWO FURTHER OLD STABLES

17' 10" x 8' 10" (5.44m x 2.69m) and 17' 10" x 9' 3" (5.44m x 2.82m).

These are in a somewhat dilapidated state, however, set on concrete base with exterior lighting, the option to replace is available, if required.

Two good sized grass paddocks enclosed by well established hedging on all sides.

SERVICES

Mains water and electricity are connected to the property. Drainage is to a septic tank. uPVC double glazed windows and doors are fitted together with PVC soffits and fascias. Background heating is provided by a combination of electric night storage radiators and two radiators run from an oil fired AGA.

AGENTS NOTE

The agents are advised that there is a wayleave agreement for the electricity pole sited within the property. In addition, an annual fee, currently £27.68, is payable for agricultural drainage rates to Welland & Deepings internal drainage board.

SPECIAL NOTE

The agents are obliged to point out that a Certificate of Structural Adequacy was issued on 24th June 2024 following repair work carried out to the right hand side of the property under an insurance claim. The original damage was deemed caused by subsidence due to root induced clay shrinkage.

REFERENCE

11072024/27974993/BEN



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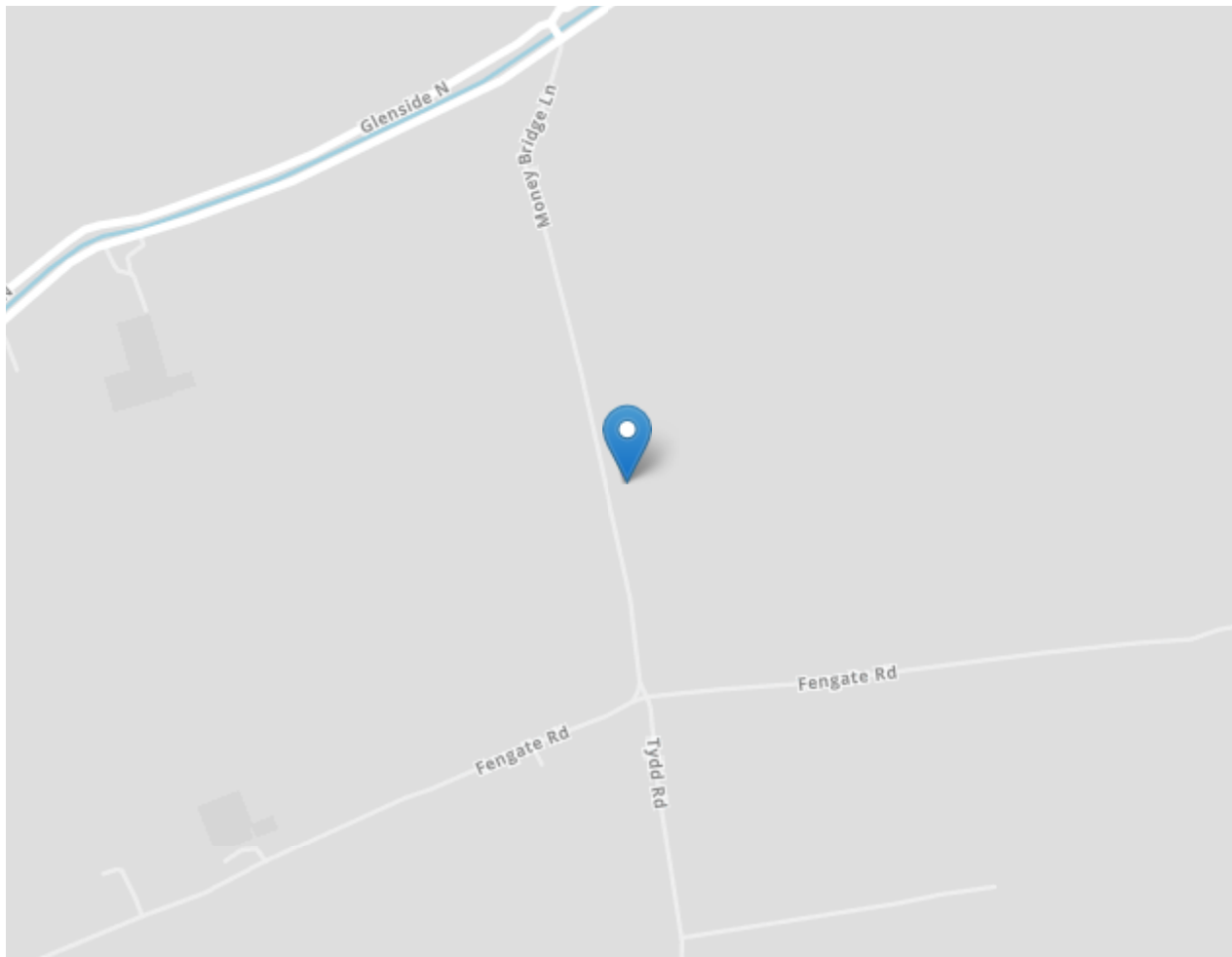
AGENT'S NOTES

Sharman Burgess have not tested any equipment or central heating which is included within the sale. Purchasers are advised to satisfy themselves as to working order and/or condition. These sales particulars are intended for guidance only and do not constitute part of an offer or contract. Details and statements should not be relied upon as representations of fact, and prospective purchasers are advised to satisfy themselves by inspection or otherwise as to the correctness of each and every item.

Sharman Burgess provide a range of optional services to buyers and sellers. If you require help arranging finance, we can refer you to our in-house mortgage specialists, Yellow Financial services Ltd.

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If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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Ground Floor
Approx. 119.0 sq. metres (1280.5 sq. feet)



Total area: approx. 119.0 sq. metres (1280.5 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		99
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	41	
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	