



£169,950

3 Viscount Close, Pinchbeck, Spalding, Lincolnshire PE11 3PS

SHARMAN BURGESS

**3 Viscount Close, Pinchbeck, Spalding,
Lincolnshire PE11 3PS
£169,950 Freehold**

ACCOMMODATION

LOUNGE

14' 10" (maximum) x 10' 7" (maximum) (4.52m x 3.23m)

Having composite front entrance door, window to front elevation, radiator, ceiling light point, TV aerial point, staircase rising to first floor, wall mounted digital central heating timer.

A modern, semi-detached property situated in the highly sought after village of Pinchbeck, being well presented throughout. Accommodation comprises a lounge, open plan kitchen diner, ground floor cloakroom, two well proportioned double bedrooms to the first floor and a family bathroom. Further benefits include two allocated parking spaces to the immediate front of the property, enclosed rear garden, uPVC double glazing and gas central heating.



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KITCHEN DINER

14' 10" (maximum) x 13' 10" (maximum) (4.52m x 4.22m)

Having roll edge work surfaces with matching upstands, insets stainless steel sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, space for twin height fridge freezer, integrated oven and grill, four ring gas hob with glass splashback and illuminated fume extractor above, plumbing for automatic washing machine, radiator, two ceiling light points, composite rear entrance door, window to rear elevation, built-in under stairs storage cupboard, door to: -

GROUND FLOOR CLOAKROOM

Being fitted with a two piece suite comprising pedestal wash hand basin with mixer tap and tiled splashback, push button WC, radiator, ceiling light point, extractor fan.

FIRST FLOOR LANDING

Having access to loft space, ceiling light point.

BEDROOM ONE

12' 7" (maximum) x 9' 2" (maximum) (3.84m x 2.79m)

Having two windows to rear elevation, radiator, ceiling light point, built-in double wardrobe with hanging rail and shelving within.

BEDROOM TWO

14' 10" (maximum into recess) x 8' 5" (maximum) (4.52m x 2.57m)

Having window to front elevation, radiator, ceiling light point, built-in boiler cupboard housing the Alpha combination gas central heating boiler.



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FAMILY BATHROOM

Being fitted with a three piece suite comprising push button WC, pedestal wash hand basin with mixer tap, panelled bath with mixer tap and hand held shower attachment and fitted shower screen, extended tiled splashbacks, heated towel rail, ceiling light point, extractor fan, electric shaver point.

EXTERIOR

To the immediate front of the property are two allocated parking spaces and an EV charging point.

REAR GARDEN

The property benefits from a good sized garden extending to the rear, initially laid to a paved seating area leading to the remainder which is predominantly laid to lawn. The garden is fully enclosed by fencing, served by an outside tap and houses a timber shed, which is to be included in the sale.

AGENTS NOTE

The Vendor informs the Agent that the property has been fitted with new carpets and blinds throughout (to be included within the sale).

SERVICES

Mains gas, electricity, water and drainage are connected.

REFERENCE

29052025/29132575/LEB



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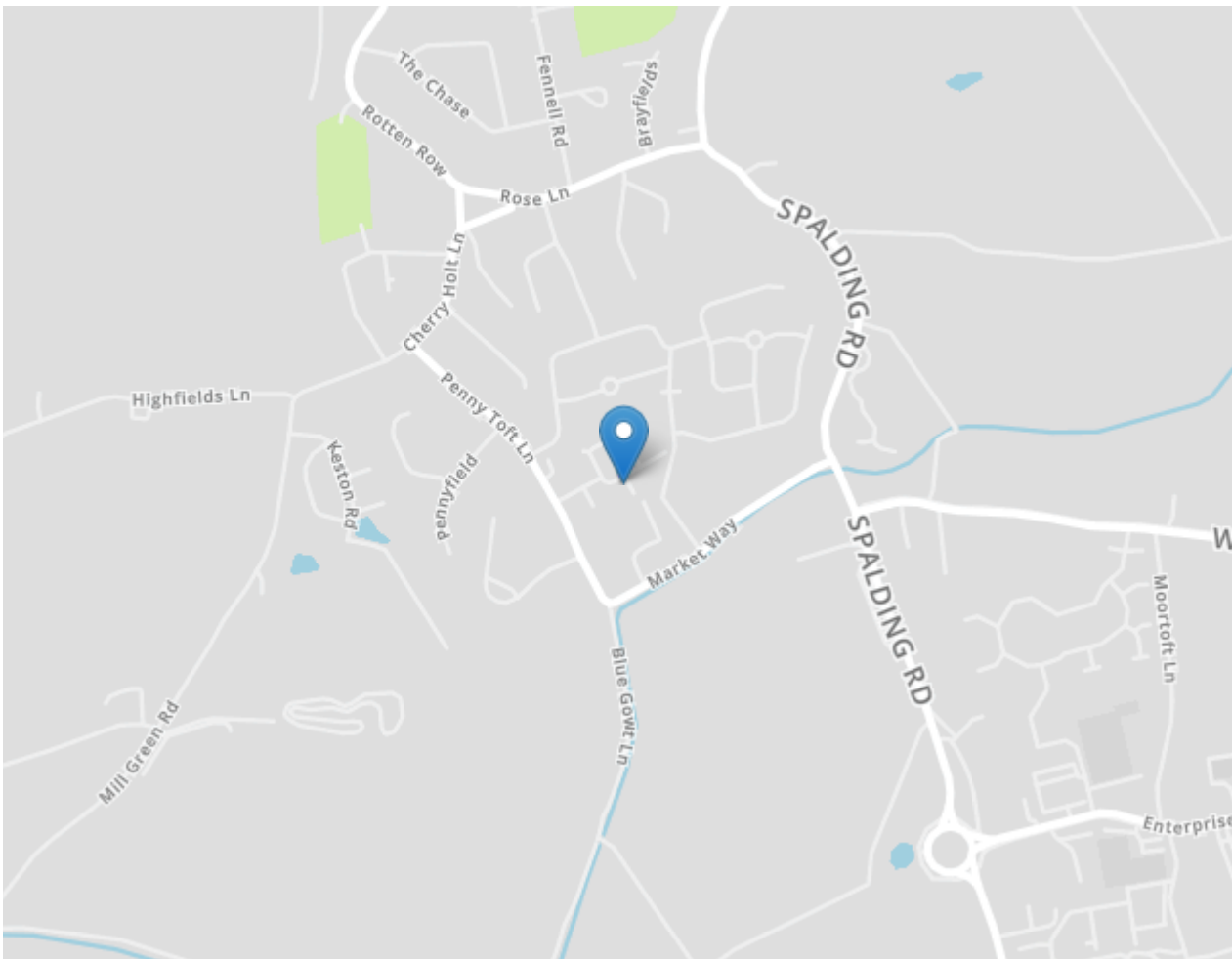
AGENT'S NOTES

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.

Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services as a result of a referral from us, we may receive a fixed fee of £150.

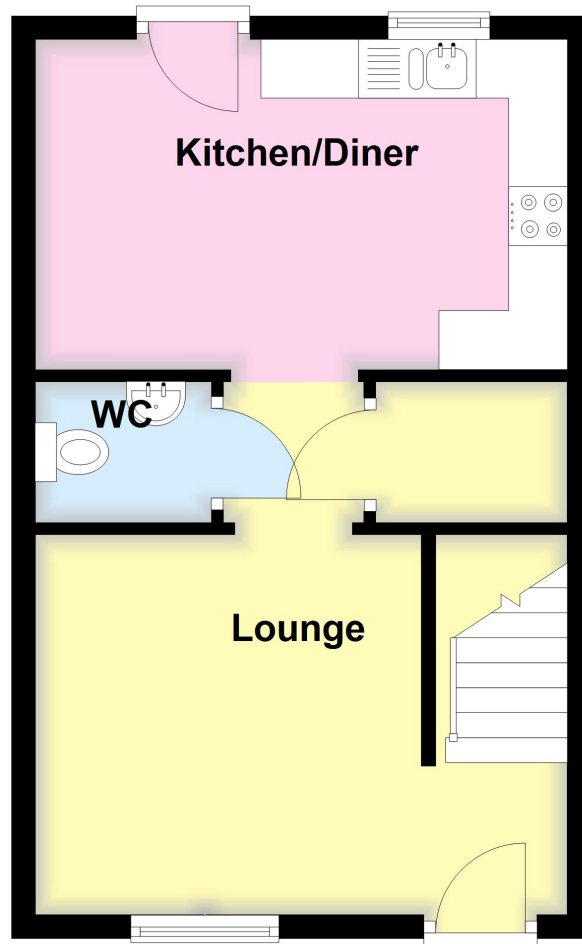
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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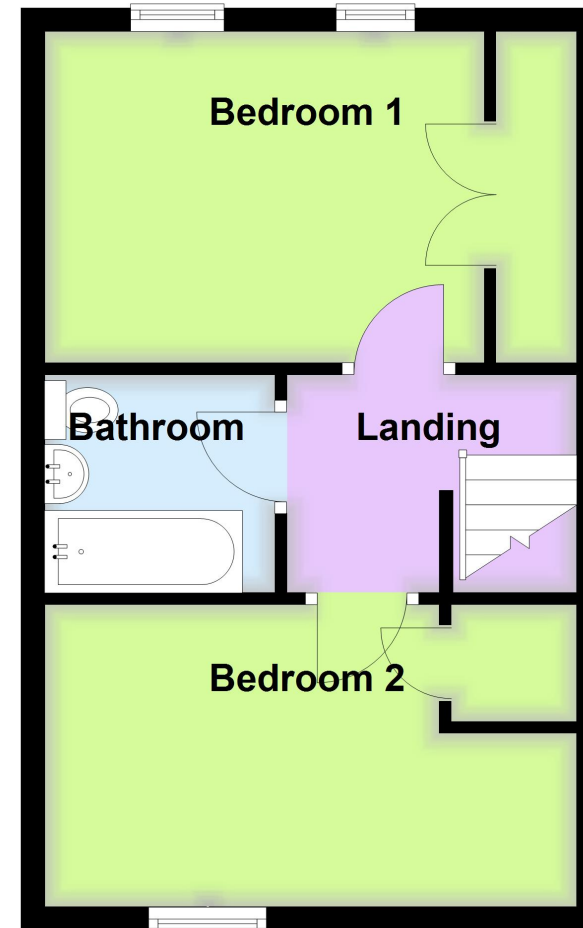
Ground Floor

Approx. 33.6 sq. metres (361.9 sq. feet)



First Floor

Approx. 33.6 sq. metres (361.9 sq. feet)



Total area: approx. 67.2 sq. metres (723.7 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	