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PROPERTY PROFESSIONALS

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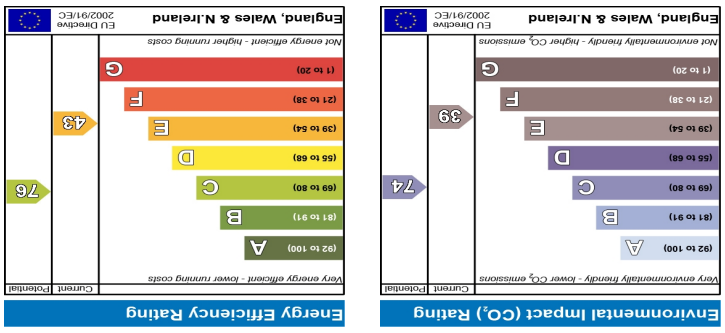

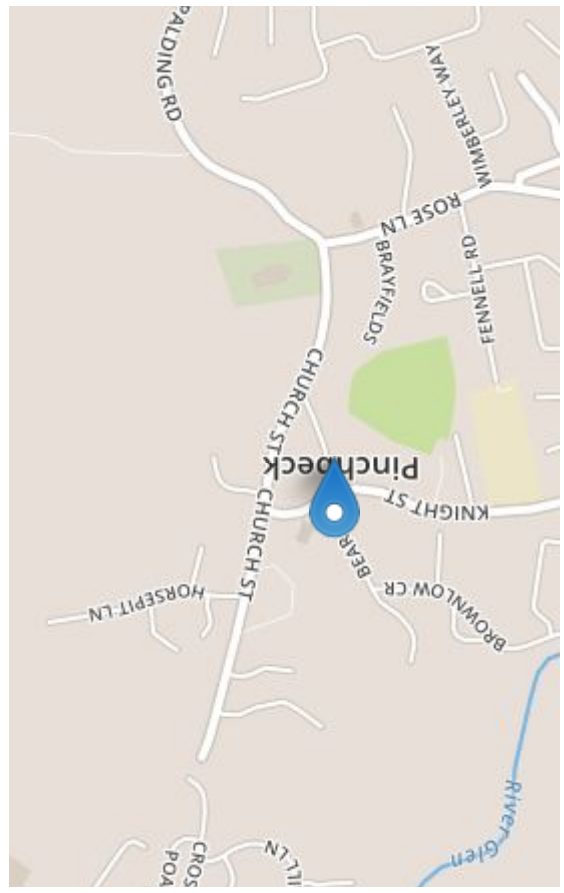

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Church Walk
Pinchbeck,
PE11 3RD

£425,000

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PLENTY OF CHARACTER IN POPULAR VILLAGE! Set within the heart of the sought after village of Pinchbeck, this beautiful Georgian family home originally dates to the 1740's and has been vastly extended, whilst retaining it character. A generous sized plot offers plenty of off road parking and a private enclosed rear garden.The property benefits from three reception rooms, a beautiful conservatory backing onto the garden, extensive driveway leading to integral double garage. This property must be viewed to appreciate its size and character.
The accommodation includes an entrance hall, sitting room, conservatory, dining room, family/music room, kitchen/breakfast room, utility room, rear lobby, cloakroom, first floor landing, master bedroom with en suite shower room, five further bedrooms and a refurbished family bathroom. Externally, the front gardens are mainly laid to gravel, the off road parking can host several cars.The rear gardens are private and predominantly laid to lawn with established flower beds surrounding. There is a courtyard seating area to the side of the property, which the vendors decorate with flower pots.
Council tax band - F. The property is connected to all mains services. The property has a gas central heating system.

Sellers comments

‘Jasmine Cottage’ has been a wonderful happy home for our family over the past 26 years. We have enjoyed so many aspects of the house, such as relaxing in the tranquillity of the garden in the summer, sitting cosily in front of the wood burner in the colder months, or the close proximity of the shops and all the amenities of the village. As our family has moved on it is now time for us to do so also, thus opening a new chapter in the long history of this charming home.

Entrance Hall

Dining Room
15' 11" x 13' 8" (4.85m x 4.17m)

(T Shaped) Family Music Room
21' 8" to 7'7" x 15' 11" to 7'06"
(6.60m to 2.31m x 4.85m to 2.29m)

Sitting Room
16' 2" x 12' 8" (4.93m x 3.86m)

Conservatory
12' 5" x 9' 6" (3.78m x 2.90m)

Inner Hallway

Utility Room
9' 11" x 7' 3" (3.02m x 2.21m)

Breakfast Kitchen
14' 10" x 12' 5" (4.52m x 3.78m)

Rear Lobby

Cloakroom

First Floor Landing

Master Bedroom
15' 7" x 13' 2" (4.75m x 4.01m)

En Suite Bathroom
11' 5" x 6' 10" (3.48m x 2.08m)

Bedroom 2
16' 4" x 13' 10" (4.98m x 4.22m)

Bedroom 3
11' 8" to 6'3" x 18' 5" (3.56m to 1.91 x 5.61m)

Bedroom 4
13' 10" x 9' 2" (4.22m x 2.79m)

Bedroom 5
12' 5" x 10' 1" (3.78m x 3.07m)

Bedroom 6
9' 9" x 8' 2" (2.97m x 2.49m)

Family Bathroom

Front Garden

Extensive Driveway leading to integral double garage

Courtyard garden

Rear Garden