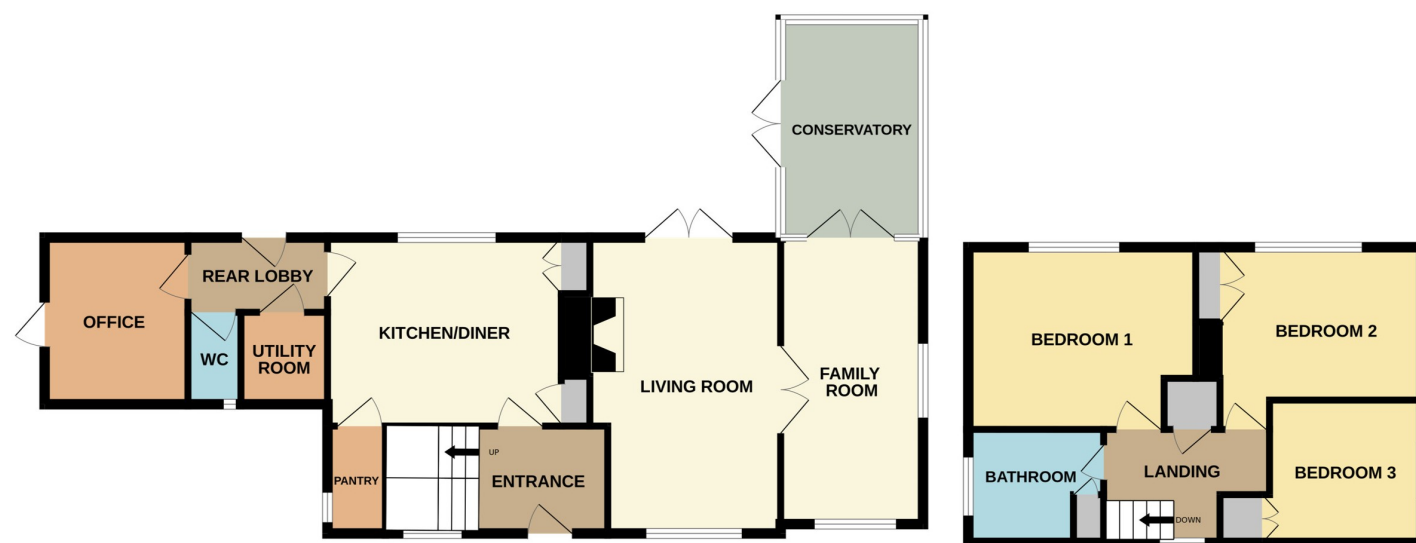




**21 Parson Drove, WEST PINCHBECK PE11 3QW**

**£367,500**



**\*\*\*COUNTRYSIDE LIVING\*\*\*** A fantastic opportunity to acquire this charming detached family home, nestled in the peaceful village of West Pinchbeck, along a quiet country lane offering stunning field views all around, and at the bottom of the drove, there is a river, perfect for walks. The property has been thoughtfully extended and offers spacious living accommodation throughout. Internally this home comprises an inviting entrance hall, a bright and airy living room, a separate family room and a conservatory perfect for year-round enjoyment. The spacious kitchen/diner is fitted with a generous pantry for additional storage, and a separate utility room provides added convenience. A downstairs cloakroom and a home office/fourth bedroom complete the ground floor. Upstairs, there are three bedrooms and a refitted family bathroom. Externally, the property sits on approximately a 1/4 acre plot with plenty of off road parking. The beautifully landscaped gardens are perfect for outdoor living, and include a versatile summer house/studio, which has a variety of uses including a possible separate dwelling, as it also has a mezzanine floor area which could accommodate a bedroom area. EPC Energy Rating E - Council Tax Band B.



**DOOR INTO:**

**ENTRANCE HALL**

Laminate flooring, radiator. Stairs to first floor accommodation. UPVC double glazed window to the front.

**LIVING ROOM**

5.23m x 3.64m max 3.29m min (17' 2" x 11' 11"max 10' 10" min) (approx) Double radiator. Feature open fireplace with cast iron surround, laminate flooring. UPVC double glazed window to the front and UPVC double glazed French doors to the garden.

Door to:

**FAMILY ROOM**

16' 10" x 11' 8" (5.12m x 3.56m) (approx) Double radiator, laminate flooring. UPVC double glazed windows to the front and side, UPVC double glazed French doors with panes either side to:

**CONSERVATORY**

12' 4" x 9' 7" (3.75m x 2.93m) (approx) Brick and UPVC construction. UPVC French doors to the garden.

**KITCHEN / DINER**

4.02m x 3.25m (13' 2" x 10' 8") (approx) Fitted with a range of shaker style eye level and base units with solid walnut wooden worktop over. Ceramic Villeroy & Boch sink with mixer tap over. Oven and hob. Integrated fridge, freezer and dishwasher. Generous pantry, with window to the side. Additional built in storage cupboards. Radiator, Quarry tiled flooring. UPVC double glazed window to the rear.

**REAR LOBBY**

Quarry tiled flooring, radiator. UPVC double glazed door to garden.

**UTILITY ROOM**

Combi boiler. Space and plumbing for washing machine. Belfast style ceramic sink with base unit.

**DOWNSTAIRS CLOAKROOM**

WC. Part tongue and groove panelling to walls. UPVC double glazed window to the front.

**OFFICE/BEDROOM FOUR**

Quarry tiled flooring. Door into lean to, leading to garden.

**LANDING**

UPVC double glazed window to the front. Cupboard

**BEDROOM ONE**

13' 4" x 10' 5" (4.07m x 3.18m) (approx) UPVC double glazed window to the rear. Radiator.

**BEDROOM TWO**

12' 6" not including wardrobe x 10' 6" (3.82m x 3.19m) (approx) UPVC double glazed window to the rear. Fitted wardrobe, radiator.

**BEDROOM THREE**

9' 0" not including wardrobe x 7' 11" (2.74m x 2.41m) (approx) UPVC double glazed window to the side. Radiator.

**BATHROOM**

Fitted with a three piece suite comprising bath with shower over, wash hand basin and WC. Built-in storage cupboard. Part tongue and groove paneling to walls. Window to the side.

**OUTSIDE**

To the front, an impressive double five bar gated entrance, opens to an extensive gravel driveway, with parking to one side. Mature trees and hedging. Access to a gated lean to area.

To the rear, the South facing garden is laid to lawn with mature shrubs and trees, enclosed by post and rail style fencing. Three patio areas, gated area to free standing outdoor pool.

To the other side of the garden, there is a substantial timber built summer house/studio, power and light connected, with windows to the front and side, and French doors opening onto the decking area. This leads to an ornamental additional garden, with raised beds, which are well stocked with herbs and shrubs. A pergola with mature climbers, and a further circular labyrinth patio graveled area with mature Acer trees and box ball hedges complete this Japanese style feature garden.

**AGENT NOTE:**

The floor plan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

