

**Auction**

3 bed semi-detached house to buy in PE11

Rose Lane, Pinchbeck, Spalding,
Lincolnshire, PE11 3RN

£135,000

 Starting Bid

 x3  x1  x2

Tenure

Freehold

Off Street parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ SEMI DETACHED HOME
- ✓ THREE BEDROOMS
- ✓ TWO RECEPTION ROOMS
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Belvoir incorporating Munton and Russell are pleased to offer this three-bedroom semi-detached home. The property comprises of entrance hall, lounge, dining room, conservatory, kitchen/breakfast, utility and downstairs cloakroom. To the first floor, three bedrooms, family bathroom. Externally, off road parking to the front, generous rear garden.

ENTRANCE PORCH

Part glazed door, UPVC double glazed window to the front.

ENTRANCE HALL

Part glazed door, UPVC double glazed window to the front, stairs to first floor landing, understairs storage cupboard, radiator.

LOUNGE

14'2" x 12'7" (4.3m x 3.8m)

UPVC double glazed window to the rear, feature fire surround and hearth. Arch to:

DINING ROOM

12'11" x 9'4" (3.9m x 2.8m)

UPVC double glazed patio doors to conservatory, radiator.

CONSERVATORY

10'0" x 9'6" (3m x 2.9m)

UPVC double glazed construction, patio door to side, radiator.

KITCHEN/BREAKFAST

21'8" x 6'8" (6.6m x 2m)

UPVC double glazed windows to the side and front elevations, range of fitted base and wall units, sink unit with

mixer taps over, space for cooker and dishwasher, radiator.

UTILITY

6'10" x 6'5" (2.1m x 2m)

UPVC double glazed window to the front elevation, base unit with work surface and sink, space for washing machine.

SHOWER ROOM

Three-piece suite comprising of WC, wash hand basin, shower cubicle, radiator, extractor

LANDING

UPVC double glazed window to the front elevation, boiler cupboard housing central heating boiler. access to loft space.

BEDROOM 1

12'3" x 10'1" (3.7m x 3.1m)

UPVC double glazed window to the front elevation, two built in cupboards, radiator.

BEDROOM 2

12'7" x 9'1" (3.8m x 2.8m)

UPVC double glazed window to the rear elevation, built in cupboard, radiator. (maximum measurements)

BEDROOM 3

8'11" x 6'10" (2.7m x 2.1m)

UPVC double glazed window to the front elevation, radiator.

BATHROOM

UPVC double glazed window to the front elevation, three-piece suite comprising of WC, wash hand basin, panelled bath, radiator.

EXTERNALLY

FRONT: Off road parking to the front. lawn and gravel area.

SIDE: Gated access to side, partly covered and leading to rear garden.

REAR: Generous garden space with decked area, laid to lawn, mature borders, standing for shed, summerhouse and greenhouse

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £135,000

Property Type: Semi-detached house

Parking: Off Street

Year built: 1930

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

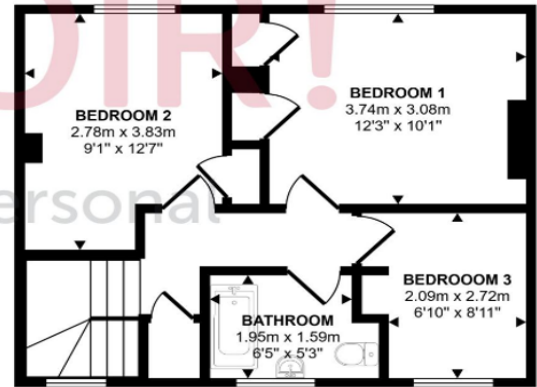
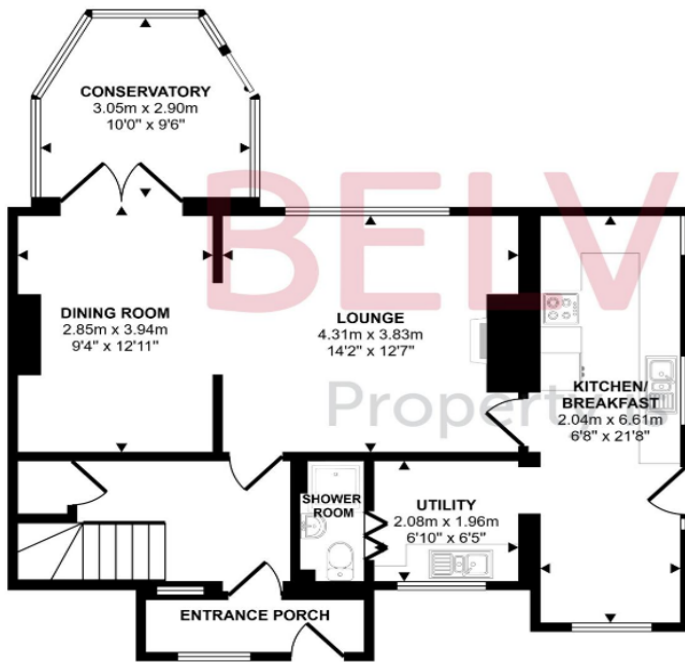
Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

Approx Gross Internal Area
114 sq m / 1226 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Rose Lane, Pinchbeck, Spalding, Lincolnshire, PE11 3RN

Contact your local branch today for more information on this property:

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