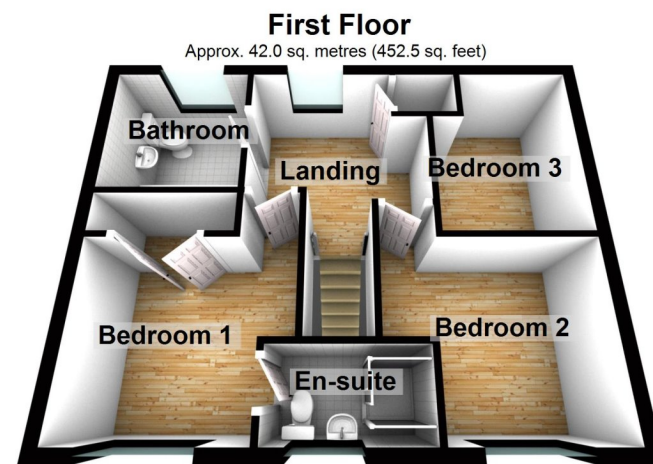
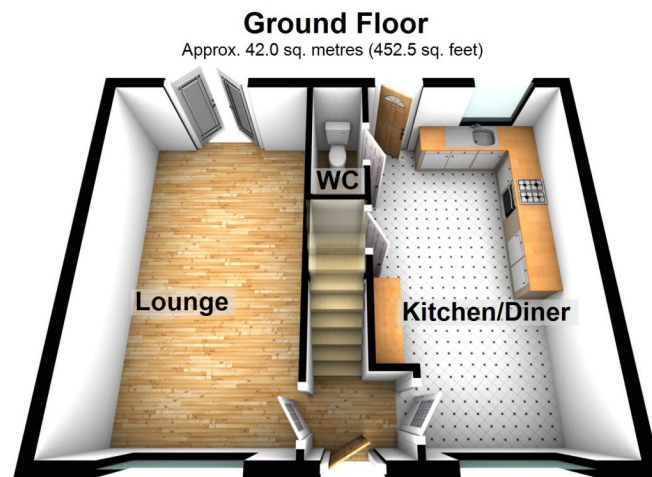


Atherton Gardens, Pinchbeck, Spalding

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	87	88
(69-80) C		
(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	



Total area: approx. 84.1 sq. metres (905.0 sq. feet)



21 Atherton Gardens, Pinchbeck, Spalding, PE11 3YJ

£249,950 Freehold

A superbly presented modern three bedroom detached home located in the highly sought after village of Pinchbeck giving easy access to Morrisons supermarket and the A52 road link. The property is in show room condition throughout and benefits from, entrance hall, lounge with feature fireplace, lovely modern fitted kitchen, downstairs cloakroom, master bedroom with en-suite, two further bedrooms and family bathroom. Outside there is a driveway providing off road parking for three cars with a further gravelled parking area. The rear garden is east facing with patio leading onto a generous lawned garden fully enclosed by fencing. Please call 01778 392807 for more information.

Three Bedroom Detached House | Show Home Condition | Master Bedroom With En Suite | Kitchen/Diner | East Facing Rear Garden | EPC Rating - B

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ACCOMMODATION

Entrance Hall - With wood effect flooring, stairs to the first floor and door to.

Lounge - 18'8" x 10'7" (5.7m x 3.23m) With attractive feature fireplace, wood effect flooring, radiator, power points, tv point and upvc double glazed window to the front and french doors to the rear garden.

Kitchen/Dining Room - 18'8" x 12'5" (5.7m x 3.78m) With modern fitted units comprising, one and a half bowl sink unit with cupboard below, excellent range of wall and base units, built in oven and hob with extractor above, integrated dishwasher, space and plumbing for washing machine, integrated fridge freezer, upstands, tiled flooring, under stairs storage cupboard, upvc double glazed window to the front and rear, door to the rear and door to.

Downstairs Cloakroom - With low level wc, wash hand basin, upvc double glazed window, radiator and wood effect flooring.



First Floor Landing - With built in storage cupboard, upvc double glazed window to the rear and door to.

Bedroom One - 12'2" x 12'1" (3.7m x 3.68m) With built in wardrobes, upvc double glazed window to the front, radiator and power points.

Bedroom Two - 11'9" x 10'4" (3.58m x 3.15m) With upvc double glazed window to the front, radiator and power points.

Bedroom Three - 8'7" x 8'4" (2.62m x 2.54m) With upvc double glazed window to the rear, radiator and power points.

Family Bathroom - Modern fitted suite comprising, panelled bath with wall mounted shower and glass screen, low level wc, wash hand basin, part tiled walls, heated towel rail and upvc double glazed window.

Outside - To the side there is a driveway providing off road parking for 3 cars with a further gravelled parking area. The rear garden has a paved patio leading onto an east facing lawned garden fully enclosed by fencing.