



30 Pinchbeck Road  
Spalding, Lincolnshire, PE11 1QD

£350,000

## 4 Bedroom Detached House

- Freehold
- Convenient Location – Situated within walking distance of the town centre, close to local shops, schools and everyday amenities.
- Spacious & Deceptive Accommodation – A generously proportioned family home with attractive high ceilings throughout.
- Welcoming Entrance Hallway – Leading to a comfortable family lounge with gas fire and a separate dining area ideal for entertaining.
- Breakfast kitchen, large conservatory overlooking the garden, utility area and a downstairs wet room.
- Flexible Ground Floor Room – Ideal as a potential bedroom, home office or hobby room.
- 4 Good Sized Bedrooms – Located on the first floor alongside a family bathroom, providing excellent space for growing families.
- Established Rear Garden & Parking – Enclosed garden with decking, patio, lawn and a charming secret garden area, plus gated rear access offering potential additional off-road parking and a driveway to the front.
- EPC Rating - D, Council Tax Band - D

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## Overview

Situated within easy walking distance of the town centre and conveniently close to local shops and amenities, this spacious and deceptively large family home offers versatile accommodation with beautiful high ceilings throughout.



The property welcomes you with a generous entrance hallway that sets the tone for the space this home provides. The ground floor features a comfortable family lounge with a gas fire, a separate family dining area ideal for entertaining, and a breakfast kitchen offering ample space for everyday living. To the rear, a large conservatory creates a bright and relaxing additional living space overlooking the garden. The ground floor also benefits from a practical utility area and a downstairs wet room. Adding further flexibility, there is an additional room that could serve perfectly as a ground floor bedroom, home office, or hobby room. Upstairs, the property continues to impress with four good-sized bedrooms and a family bathroom, making it well suited to growing families.

Externally, the rear garden is enclosed and well established, offering a wonderful mix of outdoor spaces including decking, patio areas, and lawn, as well as a charming “secret garden” area providing a private retreat. Gated rear access also offers the potential for additional off-road parking if required. To the front of the property, there is a driveway providing further parking.

This characterful home combines generous living space, flexibility, and a highly convenient location, making it an excellent opportunity for families seeking a well-proportioned home close to the heart of town.

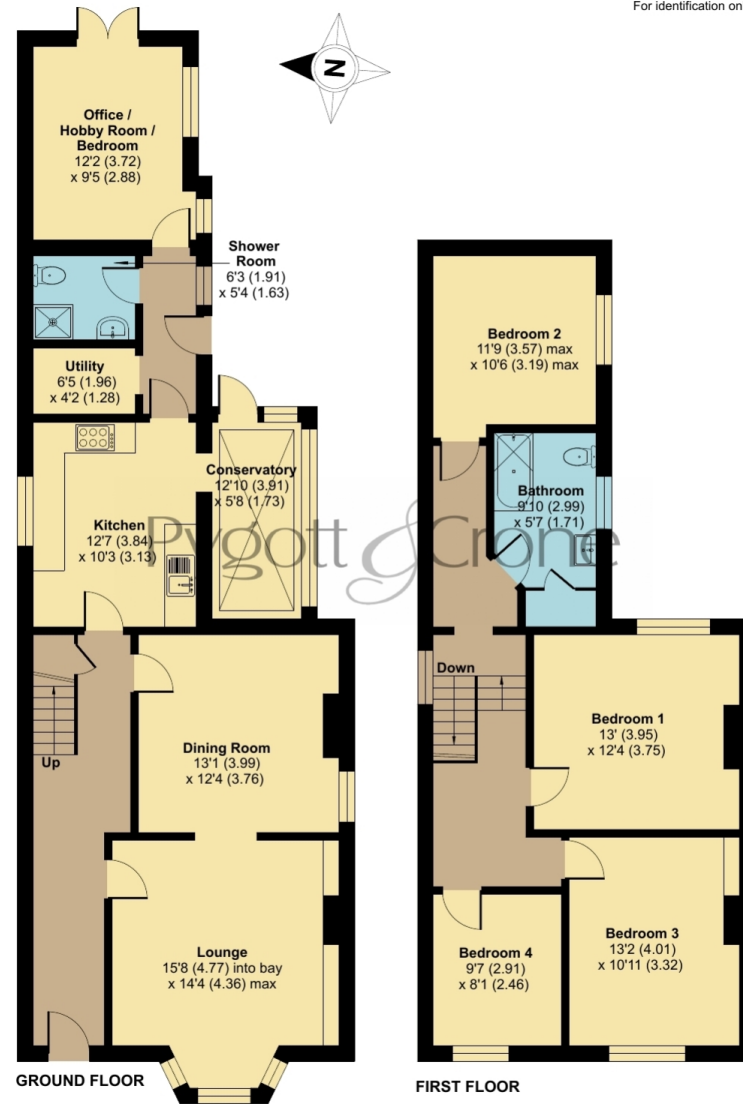




# Pinchbeck Road, Spalding, PE11

Approximate Area = 1726 sq ft / 160.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Pygott & Crone. REF: 1432133



## Location



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**Josh Campbell-Foreman**

Mortgage & Protection Adviser

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