

# Highly Sought After Superb Five Bedroomed Detached House with Private Gardens Benefitting from Direct Sunlight Throughout the Day

17 Tansy Way | Pinchbeck | Spalding | Lincolnshire | PE11 3YU



Five Bedroomed Executive Dwelling with EnSuite Master and Family Bathroom  
Large Open Plan Kitchen Dining, Utility Room, Living Room, Spacious Entrance Hall  
Driveway, Garage, Private Rear Garden with Patio and Summerhouse  
An Energy Efficient Home with Luxury Fittings in Excellent Condition

For Sale Freehold with Vacant Possession, No Onward Chain  
£375,000 Subject to Contract

**poyntons** consultancy

PROPERTY MARKETING SPECIALISTS

01205 361694

[www.poyntons.com](http://www.poyntons.com)

[sales@poyntons.com](mailto:sales@poyntons.com)



RICS

## Location...

Spalding is the administrative centre of the South Holland District Council on the South Lincolnshire Fens.

The town has a population of over 32,000 residents and is famous for the Tulip Parade and flower production.

Spalding has a strong retail market and a number of well-regarded schools, sporting facilities and is located approximately 15 miles to the north-east of Peterborough, 100 miles to the north of London, Lincoln is 35 miles to the west, Norfolk approximately 15 miles to the east.

The property is located in Pinchbeck off Woolram Wygate, a popular residential location, in a select cul-de-sac.

## Accommodation...

The front door leads to the spacious hallway with understairs cupboard and walk-in cupboard.

**Front Lounge**.....5m x 3.6m  
Having stone effect fireplace.

**Kitchen Dining Area**.....7m x 2.7m min  
Having a modern fitted kitchen with tiled floor and French doors to the rear patio and gardens. The kitchen comprises a range of modern units with stainless steel 1½ bowl sink with complementing splashbacks, square edged dark worksurfaces and integrated dishwasher.

**Utility Room**.....2m x 1.6m  
Having fitted matching units to the kitchen, separate stainless-steel sink with taps.

**WC**  
Having low level WC and handbasin.

**Integral Double Garage**.....5m x 2.5m  
Having boiler.

Stairs lead to the landing with airing cupboard off.

**Bedroom 1**.....3.6m x 4m  
Having modern en-suite shower room.

**Bedroom 2**.....2.9m x 2.8m

**Bedroom 3**.....2.4m x 2m

## Family Bathroom

Having modern fitted bath, shower, WC and corner sink.

**Bedroom 4**.....2.7m x 3.7m max

**Bedroom 5**.....4m x 2.7m



## Outside...

To the front of the property is a driveway and gardens. There is also an additional parking space.

A passage leads to the rear where there are private enclosed gardens with extensive Patio and Summer House with French doors (4m x 3m). The garden is laid to lawn and enclosed by hedges and fences.

Due to the south westerly orientation of the property, the rear garden enjoys sunlight from dusk till dawn throughout the year.

## Tenure...

The property is available for sale freehold with vacant possession.

## Outgoings...

The property is rated at Council Tax Band D.

## EPC...

The property has an Energy Performance Asset Rating B84. Full details are available on request.

## Viewing...

All viewings are to be made by appointment through the agent, Poyntons Consultancy.  
sales@poyntons.com | poyntons.com



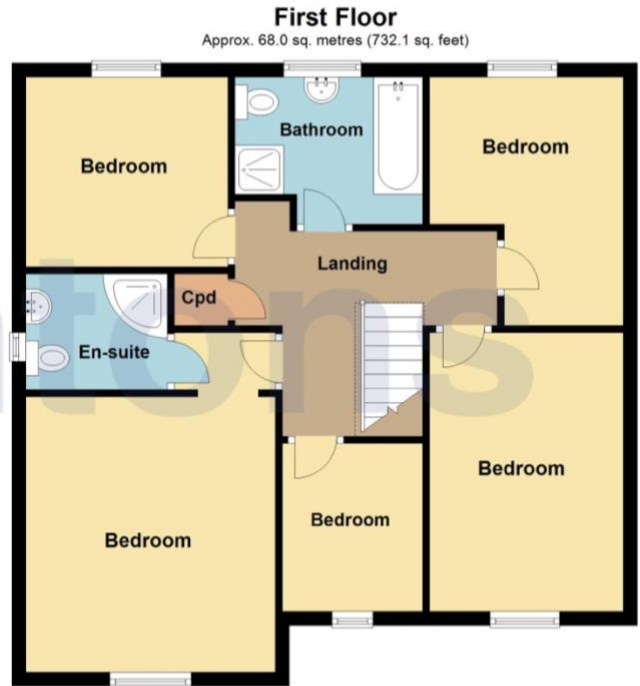
**poyntons consultancy**

PROPERTY MARKETING SPECIALISTS

**01205 361694**  
www.poyntons.com  
sales@poyntons.com



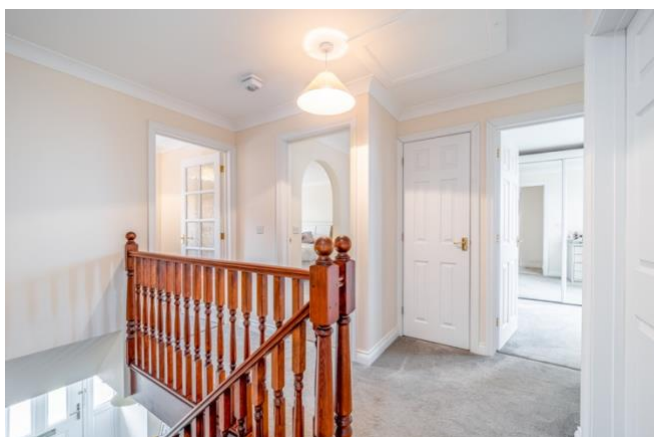




Total area: approx. 139.2 sq. metres (1498.4 sq. feet)

All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract.  
Plan produced using PlanUp.





**poyntons** consultancy  
PROPERTY MARKETING SPECIALISTS

**01205 361694**  
[www.poyntons.com](http://www.poyntons.com)  
[sales@poyntons.com](mailto:sales@poyntons.com)







**Misrepresentation Act:** The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded. **Money Laundering Regulations:** Prospective purchasers will be asked to produce identification at a later stage.

**poyntons consultancy**  
PROPERTY MARKETING SPECIALISTS

**01205 361694**  
[www.poyntons.com](http://www.poyntons.com)  
[sales@poyntons.com](mailto:sales@poyntons.com)

