



## 35 Pennytoft Lane, Pinchbeck, Spalding Lincolnshire PE11 3PQ

**Price £269,950 Freehold**

This three bedroom, two reception room DETACHED BUNGALOW is situated on a non-estate larger than average plot. The property is located in the popular village of Pinchbeck and is within walking distance to Pinchbeck's fantastic local amenities including the local Church, Public House, Butchers, Convenience Shops and Primary School and is also just a short drive to Spalding's major amenities

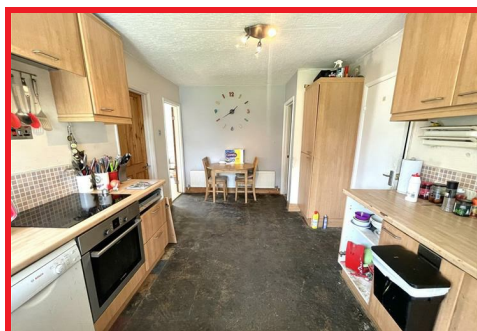
Due to the size of the plot on offer, there is the potential to extend the property to create a 3-4 bedroom executive bungalow with a double garage.

Internally there is a separate entrance with a boiler room, storeroom and utility room adjacent. Then continuing through to the kitchen/diner with the dining/family room and lounge adjacent. An inner hallway takes you to the three good sized bedrooms and the three piece bathroom suite.

Externally the property is accessed via a shared bridge, with the property offering a vast amount of off-road parking for cars, a caravan or motor home, which in turn leads to the single garage. The pedestrian side access opens up to the side and rear gardens, both of which are predominately laid to lawn.

Accommodation comprises:

Potential Renovation Project, Side & Rear Gardens, Vast Amount of Off-Road Parking, Lounge with Log Burner, Kitchen/Diner, Dining/Family Room, Three Bedrooms, Three Piece Bathroom Suite, Close to Amenities.



8 Bridge Street, Spalding, PE11 1XA  
**01775 767575**

10 West End, Holbeach, PE12 7LW  
**01406 422907**



Through the UPVC double glazed door, into the:-

**BOILER ROOM :**

9'1" x 6'1" (2.77m x 1.85m)

UPVC double glazed door, windows to the front and side, floor mounted boiler, radiator.

**UTILITY ROOM :**

Space and plumbing for a washing machine, Belfast sink with taps over.

**STORE ROOM :**

6'7" x 6'5" (2.01m x 1.96m)

UPVC double glazed window to the side, door to the rear.

**KITCHEN/DINER :**

15'3" x 10'0" (4.65m x 3.05m)

UPVC double glazed window to the rear, base and eye level units with a work surface over, sink and drainer with a mixer tap over, integrated electric oven and grill with a four burner electric hob and extractor hood over, space and plumbing for a slimline dishwasher, tiled splash back, power points, pantry.

**DOUBLE ASPECT DINING/FAMILY ROOM :**

12'0" x 12'0" (3.66m x 3.66m)

UPVC double glazed window to the front, two UPVC double glazed windows to the side, radiator, power points.

**LOUNGE :**

15'0" x 12'0" (4.57m x 3.66m)

Two UPVC double glazed windows to the front, radiator, power points, wall light, TV point, log burner.

**BEDROOM ONE :**

12'0" x 11'5" (3.66m x 3.48m)

UPVC double glazed windows and door to the rear, built-in wardrobes, radiator, power points.

**BEDROOM TWO :**

11'4" x 10'0" (3.45m x 3.05m)

UPVC double glazed window to the side, radiator, power points, built-in wardrobes.

**BEDROOM THREE :**

11'0" x 9'0" (3.35m x 2.74m)

UPVC double glazed window to the rear, radiator, power points, storage cupboard.

**BATHROOM :**

UPVC obscured double glazed window to the rear, a panelled bath with taps and an electric mixer shower over, W.C, pedestal washbasin with taps over, tiled splash-backs, heated towel rail.

**EXTERIOR :**

Note : The property is accessed via a shared bridge.

The property is located to the right hand side where there is a vast amount of off-road parking and a single garage. The pedestrian gate leads to the side and rear gardens which are of generous proportions and are enclosed by panel fencing. The garden is predominantly laid to lawn with a patio seating area, well established tree and shrub borders, an outside tap and light.

**SINGLE GARAGE :**

Wooden doors,

**AGENTS NOTES :**

Please be aware there is an easement on this property, running along the back boundary to the back of the garden.

Therefore this means that a third party (an individual or a utility company for example) will need access approximately once a year to access a manhole in the rear garden.

**SERVICES :**

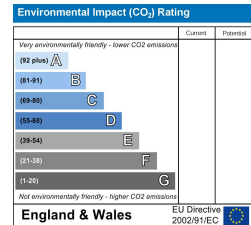
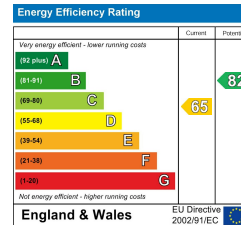
Council Tax Band - D (subject to change)

Energy Efficiency Rating - D

Gas Central Heating

**DIRECTIONS :**

From our office on Bridge Street proceed along Double Street, turn right onto Albion Street, turn left onto West Elloe, turn right onto Pinchbeck Road, next set of traffic lights go straight over heading towards the village of Pinchbeck, at the next set of traffic lights go straight over, after 100 metres turn left onto Market Way, bear right onto Pennytoft lane and the property can be found on your right hand side.



**Viewing Arrangements**

Strictly by appointment. We would recommend that before travelling any distance, you check the details with the agents in order to save wasted journeys.

Open 6 days

**Spalding Office**

Mon-Fri 8.30am to 6pm  
Saturday: 9am to 4pm  
Sunday: Closed

**Holbeach Office**

Mon-Fri 9am to 5.30pm  
Saturday: 9am to 2pm  
Sunday: Closed

**Offer Procedure**

Before contacting a Building Society, Bank or Solicitor you should make your offer to the Branch dealing with the sale, as any delay may result in the sale being agreed to another Purchaser and unnecessary costs being incurred.

In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor. Therefore, prior to any offer being accepted, you will be required to make an appointment in order for us to financially qualify your offer. If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified.

**Mortgage Advice**

If you require 'Whole of Market' mortgage advice we can put you in touch with Adey Stuttard of Mortgage Options (Partnership Division) Ltd, who has access to the whole mortgage market and comes highly recommended for mortgage advice and associated services. Your home may be repossessed if you do not keep up repayments on your mortgage.

We usually charge £399 for arranging a mortgage, the actual amount payable will depend on your circumstances.

Adey Stuttard will provide a FREE initial consultation to discuss your financial goals at a time and place to suit you. Call our Spalding Office 01775 767575 or Holbeach Office 01406 422907 to book your appointment now.

**Legal Fees**

Ask for a quotation from our Conveyancing Department.

Unlike most Solicitors they work on a 'No Sale - No Fee' basis and offer 7 days a week service.

Morris and Mennie Estate Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. Fixtures and fittings referred to in writing, in these particulars are not necessarily included in the sale.

These details have been produced in good faith and are for guidance only, they may be inaccurate in important aspects, and do not constitute any part of an offer or contract. All potential purchasers should inspect the property to satisfy themselves as to the accuracy of these details.

**Your home your mortgage**

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