



**22a Glen Avenue, Pinchbeck, Spalding
Lincolnshire PE11 3XE**

Price £199,950 Freehold

Welcome to Glen Avenue, Pinchbeck, Spalding - a charming detached bungalow with lots of potential! This lovely property boasts 1 reception room, 2 bedrooms, and 1 bathroom, making it a perfect home for a small family or a couple.

The kitchen/breakfast area is a delightful space, complete with a storage cupboard and pantry, ideal for whipping up delicious meals and enjoying breakfast with your loved ones.

The property offers parking space for 2 vehicles, ensuring convenience for you and your guests. Additionally, being located on a no-through road provides a peaceful and safe environment for you to call home. Furthermore, the property is situated within walking distance to Pinchbeck's amenities, with easy access to local shops and other village conveniences, making daily errands a breeze.

Don't miss out on the opportunity to own this detached bungalow in a desirable location, with its potential to be transformed into your dream home. Contact us today to arrange a viewing and envision the possibilities that this property holds for you!



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01775 767575

10 West End, Holbeach, PE12 7LW
01406 422907

Through the obscured double glazed doors, into the:-

ENTRANCE PORCH :

2'3" x 4'6" (0.69m x 1.37m)

Coving to ceiling.

ENTRANCE HALL :

6'11" x 14'2" (2.11m x 4.32m)

Glazed wooden entrance door, coving to ceiling, radiator, built-in airing cupboard housing the wall mounted gas boiler, loft access.

LOUNGE :

11'7" x 15'4" (3.53m x 4.67m)

UPVC double glazed window to the front, coved ceiling, radiator, brick fireplace with capped off gas point, power points.

KITCHEN/BREAKFAST :

11'7" x 9'7" (3.53m x 2.92m)

UPVC double glazed window to the side, base and eye level units with a work surface over, freestanding electric cooker, 1 1/2 bowl stainless steel sink and drainer with a chrome mixer tap over, space and plumbing for a washing machine, space for an upright fridge/freezer, coving to ceiling, vinyl flooring, radiator, power points, internal door through to the garden room.

Note : Fridge/freezer, cooker and washing machine can be included if required

GARDEN ROOM :

6'2" x 8'2" (1.88m x 2.49m)

UPVC double glazed windows to side and rear, UPVC double glazed door to the rear, vinyl flooring, radiator.

Storage Cupboard (0.78m x 0.99m)

Pantry (0.71m x 1.20m)

BEDROOM ONE :

11'3" x 11'1" (3.43m x 3.38m)

UPVC double glazed window to the front, coving to ceiling, radiator, power points.

BEDROOM TWO :

9'6" x 10'7" (2.90m x 3.23m)

UPVC double glazed window to the rear, coving to ceiling, radiator, power points.

SHOWER ROOM :

5'3" x 6'5" (1.60m x 1.96m)

UPVC double glazed window to the side, fully tiled shower cubicle with an electric mixer shower, pedestal washbasin with a mixer tap over, W.C with a push button flush, coving to ceiling, radiator.

EXTERIOR :

The property sits to the end of the cul-de-sac and benefits from front, side and rear gardens. The block paved off-road parking leads to single garage, with pedestrian access leading through to the enclosed gardens. The rear garden is predominately laid to lawn with fence and hedge borders, an outside tap and a timber storage shed.

SINGLE GARAGE :

SERVICES :

Council Tax Band - A (subject to change)

Energy Efficiency Rating - D

Gas Central Heating

Mains Services



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.

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EVENING & WEEKEND APPOINTMENTS AVAILABLE

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