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25 Wardentree Lane, Pinchbeck PE11 3UF **BELVOIR!**

Offers over £275,000



### Key Features

- > DETACHED BUNGALOW
- > THREE BEDROOMS
- > UPVC DOUBLE GLAZING
- > CONSERVATORY
- > LARGE GARDEN - GARAGE
- > PLOT APPX 0.4 ACRE
- > Tenure: Freehold
- > EPC rating E

Belvoir incorporating Munton and Russell are pleased to offer for sale this detached three-bedroom bungalow, situated in a popular residential area of Pinchbeck. The property has easy access to commuter routes and well located for the amenities of the market town of Spalding, Johnson hospital and supermarkets.

Set on a large plot approaching 0.4 acre (stms) there is scope (subject to planning) for extensions or alterations. The property in brief comprises of, entrance porch, lounge, kitchen, conservatory, three bedrooms and bathroom. Externally, there is an extensive and mature rear garden, shed, glasshouse, garage and ample off road parking. Viewing is recommended to fully appreciate this property.



## ENTRANCE PORCH

UPVC double glazed door with side panel, UPVC double glazed windows to either side elevations, glazed door with side panel to:

## ENTRANCE HALL

Two radiators, door to storage cupboard.

## LOUNGE

6.3m x 3.5m (20.7ft x 11.4ft)

UPVC double glazed window to the front elevation, two UPVC double glazed windows to the side elevation, gas fire with back boiler.

## KITCHEN

2.9m x 2.3m (9.4ft x 7.7ft)

UPVC double glazed window to the rear and side elevation, UPVC double glazed door to the rear elevation, range of fitted base and wall units, stainless steel sink unit with mixer taps over, space for cooker with hood over.

## CONSERVATORY

UPVC in construction, UPVC double glazed door to the side elevation, tiled floor, plumbing for washing machine.



### **BEDROOM 1**

**3.4m x 3m (11.1ft x 9.8ft)**

UPVC double glazed window to the front elevation,

### **BEDROOM 2**

**3.4m x 2.5m (11.1ft x 8.2ft)**

UPVC double glazed window to the side elevation.

### **BEDROOM 3**

**3.1m x 3m (10.1ft x 9.9ft)**

UPVC double glazed window to the rear elevation.

### **BATHROOM**

UPVC double glazed window to the rear elevation, three-piece suite comprising of WC, wash hand basin, panelled bath with shower over, door to airing cupboard.



## EXTERNALLY

The property is approached by extensive off road parking leading to single garage, mature flower and shrub borders.

## REAR GARDEN

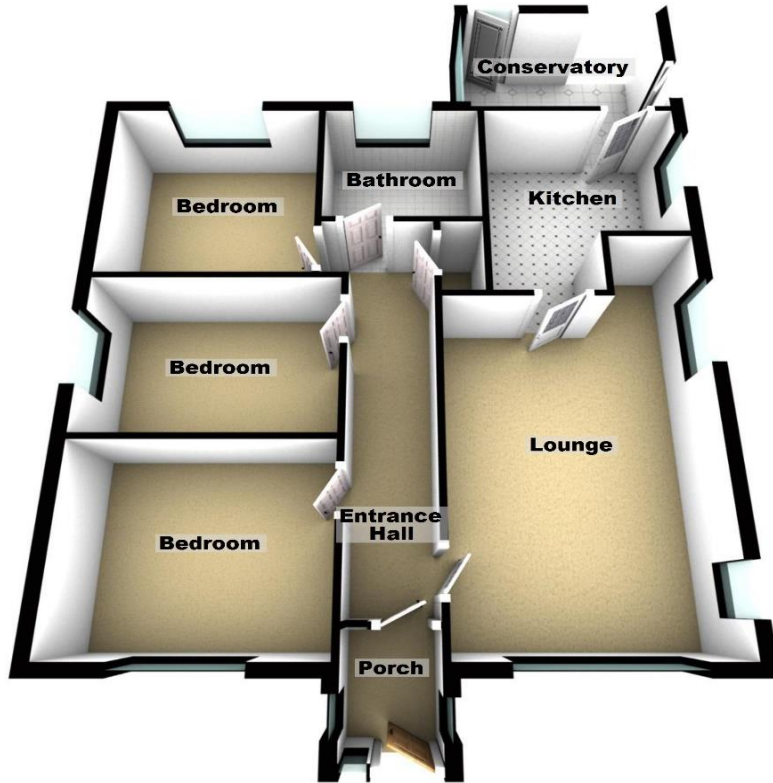
The total plot size approaching 0.4 acre the rear garden is approximately 280ft long offers a great opportunity. Currently the property has an array of mature trees, mature borders, storage sheds and glass house. The vendor feels that it would provide a great location for the family Pony or similar.

## GARAGE

4.9m x 2.7m (16ft x 9ft)

Twin wooden doors, door and window to the side elevation, light and power.

### Ground Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	49	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



Contact us today to arrange a viewing...

# BELVOIR!

MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute any part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation in relation to the property. Please contact the office before viewing the property. If there is any point which is of particular importance to you, we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made by us to the effect that the information provided has not been verified. The apparatus and services in this property have not been tested by the Agents and we cannot guarantee they are in working order. Buyers are advised to check the viability of these with their solicitors or surveyors.

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