



2  1  1 

22c Glen Avenue, Pinchbeck PE11 3XE

**BELVOIR!**

£189,950



### Key Features

- > MODERN DETACHED BUNGALOW
- > TWO BEDROOMS
- > CONSERVATORY
- > FITTED KITCHEN
- > OFF ROAD PARKING
- > CARPORT - GARDEN
- > Tenure: Freehold
- > EPC rating B

Belvoir incorporating Munton and Russell are pleased to offer for sale this well presented modern detached bungalow, situated in the popular village of Pinchbeck. Centrally located the bungalow is a short distance from the local shops and a short drive to the Market Town of Spalding and the amenities thereof. The accommodation in brief comprises of: Kitchen/Breakfast, lounge, conservatory, two bedrooms, shower room. Enclosed low maintenance garden area, off road parking to the front with carport. Viewing is highly recommended.

#### **KITCHEN/BREAKFAST** 12'8" x 11'8" (3.86m x 3.56m)

UPVC double glazed window to both side elevations, double glazed door to the side elevation, range of fitted base and wall units with tiled splash backs, sink unit with mixer taps over, built in oven hob and cooker hood, plumbing for dishwasher and washing machine, spot lighting.



**INNER HALLWAY**

Boiler cupboard.

**SHOWER ROOM**

UPVC double glazed window to the rear elevation, low-rise shower with screen, WC, wash hand basin, heated towel rail, complementary tiling.

**LOUNGE**

16'4" x 11'9" (4.98m x 3.58m)

UPVC double glazed box bay window to the front elevation, UPVC French doors to conservatory, radiator, feature wood burner.

**CONSERVATORY**

8'8" x 8'1" (2.64m x 2.46m)

UPVC double glazed construction on low brick base, French doors to side elevation, radiator.

**BEDROOM 1**

11'9" x 10'8" (3.58m x 3.25m)

UPVC double glazed window to the front elevation, radiator.

**BEDROOM 2**

10'1" x 6'7" (3.07m x 2.01m)

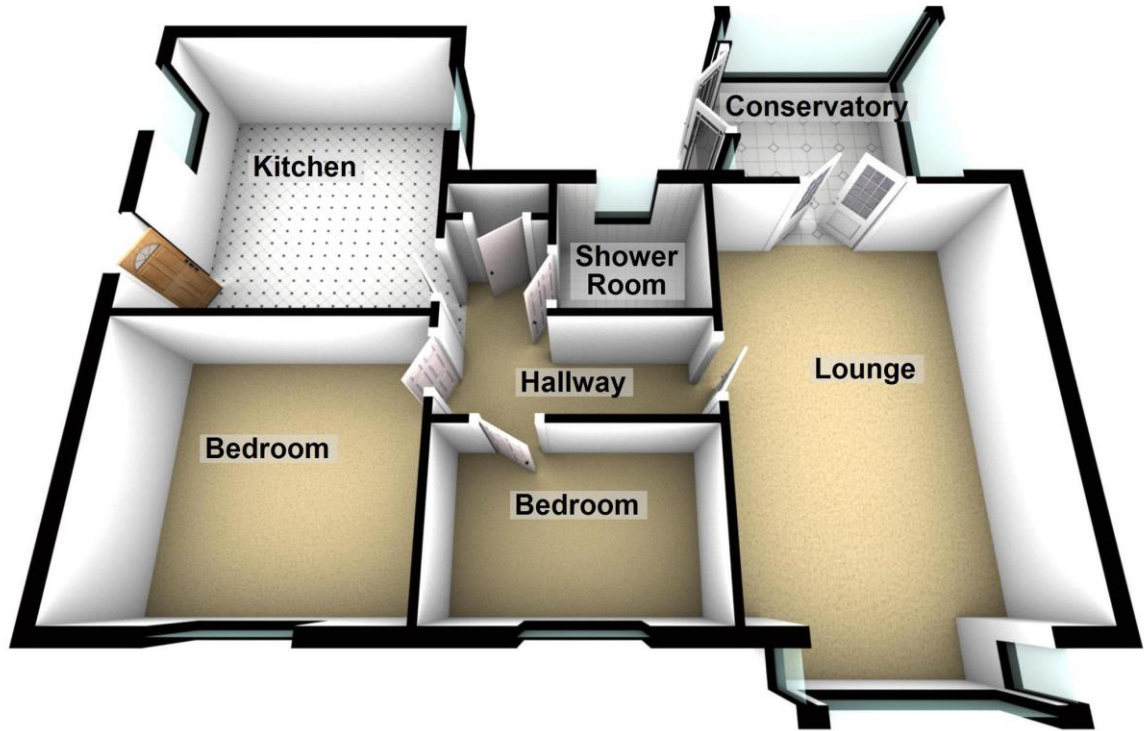
UPVC double glazed window to the front elevation, radiator.

**EXTERNALLY**

FRONT: open plan to front elevation, pathway to the rear and side. Recently constructed carport.

REAR GARDEN: Low maintenance, enclosed by fencing, standing for storage shed.

## Ground Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			95
(81-91) <b>B</b>		82	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(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!

[www.belvoir.co.uk/spalding-estate-agents/](http://www.belvoir.co.uk/spalding-estate-agents/)

01775 722475