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21 Rose Lane, Pinchbeck PE11 3RN

BELVOIR!

£275,000



Key Features

- > DETACHED BUNGALOW
- > THREE BEDROOMS
- > NEW KITCHEN/DINER
- > UTILITY/CLOAKROOM
- > NEW LUXURY BATHROOM
- > GARAGE AND GARDENS
- > Tenure: Freehold
- > EPC rating E

Belvoir incorporating Munton and Russell are pleased to offer for sale this fully renovated and extended detached bungalow, the property is extremely well presented through out and included luxury fitted kitchen, four-piece bathroom. The property is centrally located in the popular village of Pinchbeck and the amenities thereof. The accommodation in brief comprises of, entrance hall, utility/cloakroom, kitchen and dining area, lounge, three bedrooms, family bathroom. Externally the property is situated on a corner plot, garage and off road parking. The property has a new central heating system installed and replacement windows and doors.



ENTRANCE HALL

Sealed unit double glazed door, UPVC double glazed side panels, radiator.

UTILITY/CLOAKROOM

UPVC double glazed windows to the side elevation, WC, wash hand basin, wall mounted boiler providing domestic hot water and radiator, plumbing for washing machine, work surface.

KITCHEN

3.4m x 2.8m (11.1ft x 9.11ft)

Arch to dining area, range of newly fitted base and wall units, built in oven hob and canopy hood, integrated fridge freezer, integrated dishwasher, sink unit with mixer taps over.

DINING AREA

2.7m x 2.5m (9ft x 8.3ft)

UPVC double glazed window to the side elevation, radiator.

LOUNGE

4.6m x 4m (15ft x 13.2ft)

UPVC double glazed box bay window to the front elevation with french doors, radiator, original open chimney breast. Maximum measurement into bay.



INNER HALLWAY

Doors to:

BEDROOM 1

3.5m x 4.1m (11.4ft x 13.6ft)

UPVC double glazed box bay window to the front elevation, radiator. Maximum measurement into bay.

BEDROOM 3

3.3m x 2.5m (10.8ft x 8.2ft)

UPVC double glazed window to the rear elevation, radiator.



BATHROOM

UPVC double glazed window to the rear elevation, newly fitted four-piece suite comprising of WC, vanity wash hand basin, feature freestanding roll top bath with up and over feature tap, over size shower cubicle and tray, heated towel rail.

BEDROOM 2

3.4m x 2.8m (11.11ft x 9.11ft)

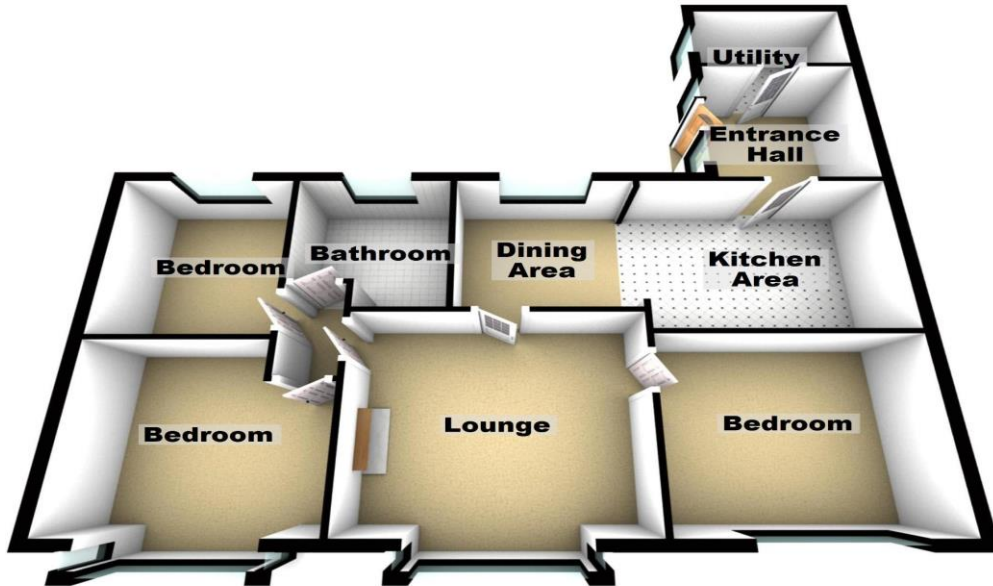
Accessed from the lounge, UPVC double glazed window to the front elevation, radiator.

EXTERNALLY

To the rear of the property, gravel drive leading to single detached garage, up and over door, off road parking. To the front of the property is enclosed, laid to lawn, patio and pathway.

Agents note, the EPC was commissioned before the property was renovated.

Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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