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6 Rotten Row, Pinchbeck PE11 3RH

£312,500

BELVOIR!



Key Features

- > PERIOD DETACHED PROPERTY
 - > FOUR BEDROOMS
- > OPEN PLAN LOUNGE/DINER
- > BATH AND SHOWER ROOM
 - > LARGE REAR GARDEN
- > GARAGE AND PARKING
 - > Tenure: Freehold
 - > EPC rating D

Belvoir incorporating Munton and Russell are pleased to offer for sale this well presented period detached home situated in the heart of the popular village of Pinchbeck. Pinchbeck has a wealth of local amenities including primary school, local shops, butchers and takeaways. The Market town of Spalding is a short drive away and has a train service to Peterborough, which in turn has a high-speed rail link to the City. The property occupies a generous plot and is a non-estate location, the accommodation in brief comprises of, entrance hall, lounge/diner, fitted kitchen, downstairs shower room. The first floor has landing, four bedrooms, and family bathroom. Externally, off road parking, single garage, rear and side gardens. The property also has the benefit of owned solar panels.



ENTRANCE HALL

Sealed unit double glazed door, UPVC double glazed window to the front elevation, stairs to first floor landing, feature tall radiator.

DINING AREA

12'8" x 15'3" (3.9m x 4.6m)

UPVC double glazed bay window to the front elevation, UPVC double glazed window to the side elevation, feature tall radiator. (maximum measurement). Open plan to lounge:

LOUNGE

12'10" x 13'1" (3.9m x 4m)

UPVC double glazed patio doors and side panels to the rear elevation, UPVC double glazed window to the side elevation, feature tall radiator.

FITTED KITCHEN

8'8" x 10'10" (2.6m x 3.3m)

UPVC double glazed window to the rear elevation, range of fitted base and wall units, 1 1/2 bowl stainless steel sink unit with mixer taps over, space for cooker with canopy style hood over, space for washing machine and refrigerator, feature tall radiator. Door to inner hallway:

PANTRY

UPVC double glazed window to the front elevation, shelving.

INNER HALLWAY

Sealed unit double-glazed door to side elevation. Door to garage.

SHOWER ROOM

UPVC double glazed window to the side elevation, three piece suite comprising of WC, vanity wash hand basin, shower cubicle, heated towel rail,.





FIRST FLOOR LANDING

UPVC double glazed window to the front elevation.

BEDROOM 1

12'8" x 13'4" (3.9m x 4.1m)

UPVC double glazed window to the rear elevation, radiator.

BEDROOM 2

12'7" x 13'1" (3.8m x 4m)

UPVC double glazed window to the front elevation, radiator. (maximum measurements)

BEDROOM 3

10'10" x 12'6" (3.3m x 3.8m)

UPVC double glazed window to the rear elevation, radiator.

BEDROOM 4 / STUDY

8'0" x 10'10" (2.4m x 3.3m)

UPVC double glazed window to the front elevation radiator. (restricted head height and maximum measurements)



BATHROOM

UPVC double glazed window to the rear elevation, three-piece suite comprising of WC, wash hand basin, panelled bath with shower over and screen, heated towel rail, airing cupboard, tiling to walls, access to loft space.

EXTERNALLY

FRONT: Drive way and gravel off road parking, hedging to front, gated side access to the rear garden.

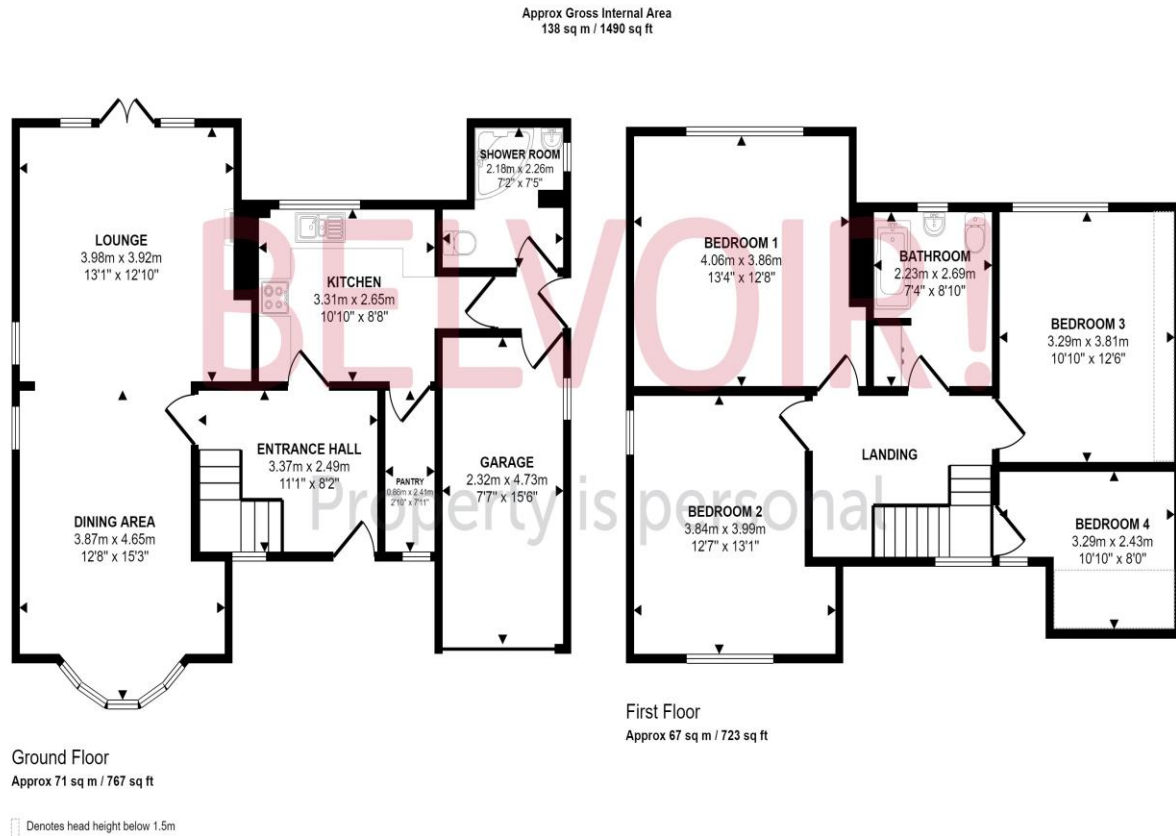
REAR: Enclosed by fencing, block paved patio area, laid to lawn, mature borders, standing for two storage sheds.

GARAGE

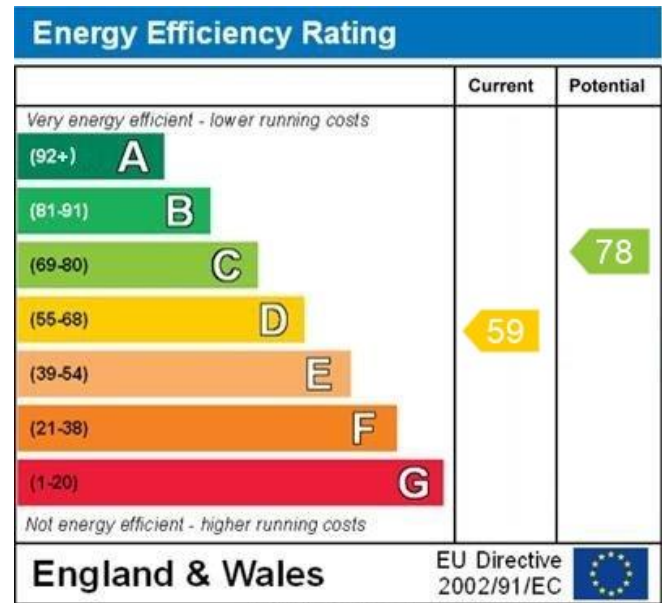
7'7" x 15'6" (2.3m x 4.7m)

Integral single garage, internal door to inner hall, light and power connected.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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