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122 Six House Bank, West Pinchbeck PE11 3QG

£285,000

BELVOIR!



Key Features

- > DETACHED BUNGALOW
- > FOUR BEDROOMS
- > LOUNGE/DINER
- > UTILITY AND EN SUITE
- > DOUBLE GARAGE
- > OFF ROAD PARKING
- > Tenure: Freehold
- > EPC rating D



Belvoir incorporating Munton and Russell are pleased to offer for sale this spacious detached bungalow, situated in a popular residential area of West Pinchbeck, yet only a short drive to the Market Town of Spalding and the amenities thereof. The accommodation in brief comprises of, entrance hall, lounge/diner, fitted kitchen, utility, lobby, four bedrooms with en suite to master, bathroom. Externally, generous plot, ample off road parking and double garage (currently partitioned).

ENTRANCE

UPVC double glazed door and side panels, radiator, loft access, airing cupboard.



LOUNGE

20'8" x 13'0" (6.3m x 4m)

Two UPVC double glazed windows to the front elevation, UPVC double glazed window to the side elevation, feature fire surround, radiator. Leading to:

DINING AREA

10'11" x 9'4" (3.3m x 2.8m)

Sealed unit double glazed patio door to the rear elevation.

KITCHEN

12'6" x 9'3" (3.8m x 2.8m)

UPVC double glazed window to the rear elevation, range of fitted base and wall units, breakfast bar, built in oven, hob and hood, stainless steel 1 1/2 bowl sink unit with mixer taps over, space for refrigerator, radiator, part tiling to walls.

UTILITY

9'3" x 7'5" (2.8m x 2.3m)

UPVC double glazed window to the rear elevation, fitted base and wall units, plumbing for washing machine and dishwasher, floor-mounted oil fired boiler.

REAR LOBBY

UPVC double glazed window to the rear elevation, stable door to the side elevation.



BEDROOM 1

12'1" x 11'9" (3.7m x 3.6m)

UPVC double glazed window to the front elevation, radiator, fitted wardrobes.

EN SUITE

UPVC double glazed window to the side elevation, three piece suit comprising of WC, wash hand basin, bath, radiator.

BEDROOM 2

10'0" x 9'4" (3m x 2.8m)

UPVC double glazed window to the rear elevation, fitted wardrobe, radiator.

BEDROOM 3

9'6" x 5'4" (2.9m x 1.6m)

UPVC double glazed window to the front elevation, built in wardrobes, radiator. (measurement to wardrobe)



BEDROOM 4

9'6" x 7'8" (2.9m x 2.3m)

UPVC double glazed window to the front elevation, radiator.

BATHROOM

UPVC double glazed window to the rear, four piece suite comprising of WC, wash hand basin, easy access bath, shower cubicle, radiator.

EXTERNALLY

FRONT: Hedging to the front, and driveway to the side providing ample off road parking and leading to a double garage.

REAR: Access via gate, laid to lawn, enclosed by hedge and shrubs.

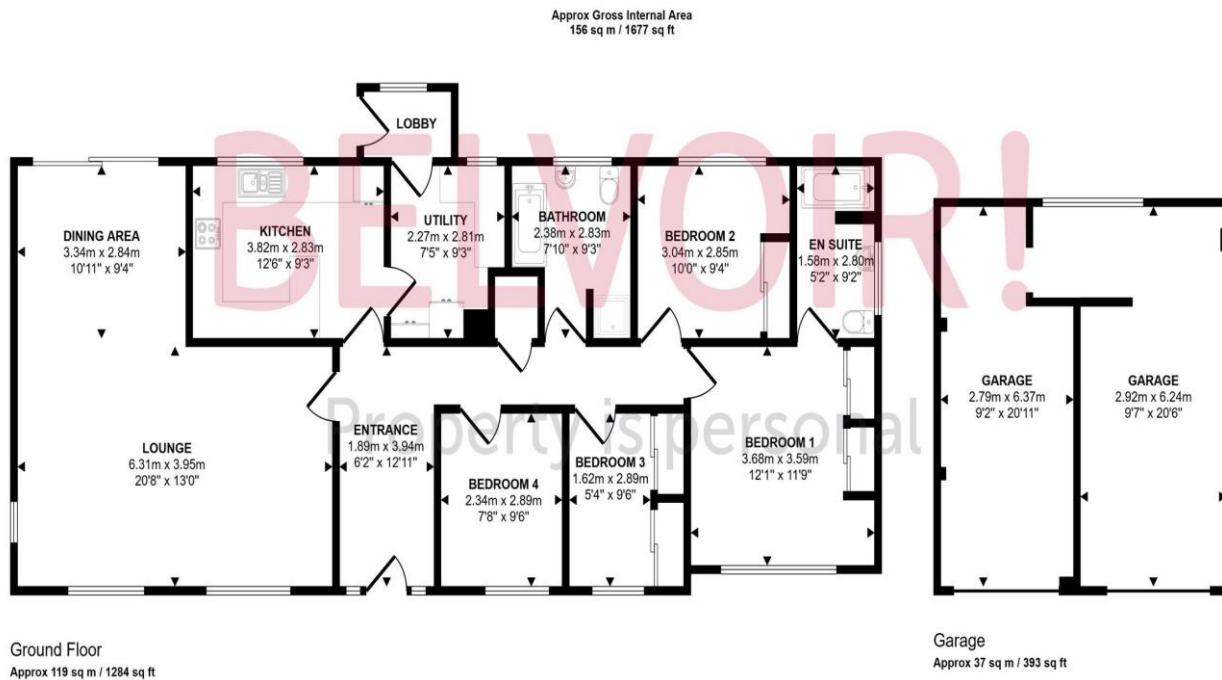
DOUBLE GARAGE

20'11" x 18'9" (6.4m x 5.7m)

Window to the rear, twin up and over doors, light and power connected. The garage has been partitioned with a partitioned workshop area to the rear. (Approximate overall measurements)

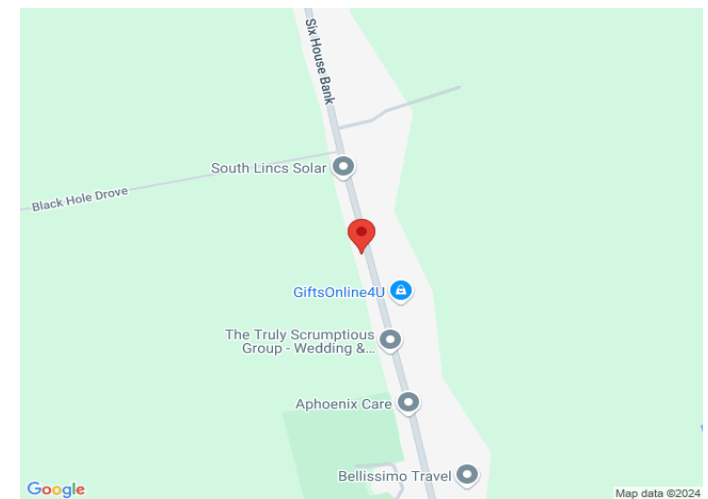






This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		



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