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49 Pennytoft Lane, Pinchbeck PE11 3PG

BELVOIR!

£249,950



Key Features

- > DETACHED BUNGALOW
- > THREE BEDROOMS
- > FITTED KITCHEN
- > LOUNGE
- > PARKING AND GARAGE
- > ENCLOSED GARDEN
- > Tenure: Freehold
- > EPC rating D

Belvoir incorporating Munton and Russell are pleased to offer for sale this three bedroom detached bungalow situated in 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 accommodation in brief comprises of entrance hall, lounge, kitchen, three bedrooms shower room. Externally open plan to the front, enclosed rear low maintenance garden. Off road parking with garage and store.

ENTRANCE HALL

UPVC double glazed door with side panel, UPVC double glazed door to the rear elevation.

INNER HALL

Part glazed door from entrance, access to loft space, store cupboard.

LOUNGE

11'5" x 15'11" (3.5m x 4.9m)

UPVC double glazed window to the front and side elevation, radiator.



KITCHEN

10'10" x 12'8" (3.3m x 3.9m)

UPVC double glazed window to the front and side elevation, range of fitted base and wall units, sink unit with mixer taps over, built in oven hob and hood, plumbing for washing machine, space for refrigerator, wall mounted boiler, radiator, door to pantry. (maximum measurements)

SHOWER ROOM

UPVC double glazed window to the side elevation, three-piece suite comprising of WC, wash hand basin, shower cubicle, heated towel rail, wall mounted heater, tiling to walls and floor.

BEROOM 1

11'6" x 11'7" (3.5m x 3.5m)

UPVC double glazed window to the side elevation, radiator.

BEDROOM 2

10'2" x 11'0" (3.1m x 3.4m)

UPVC double glazed window to the rear elevation, radiator.

BEDROOM 3

7'9" x 10'11" (2.4m x 3.3m)

UPVC double glazed window to the side elevation, radiator.

EXTERNALLY

Driveway leading to garage, gravel area, gated access to rear.

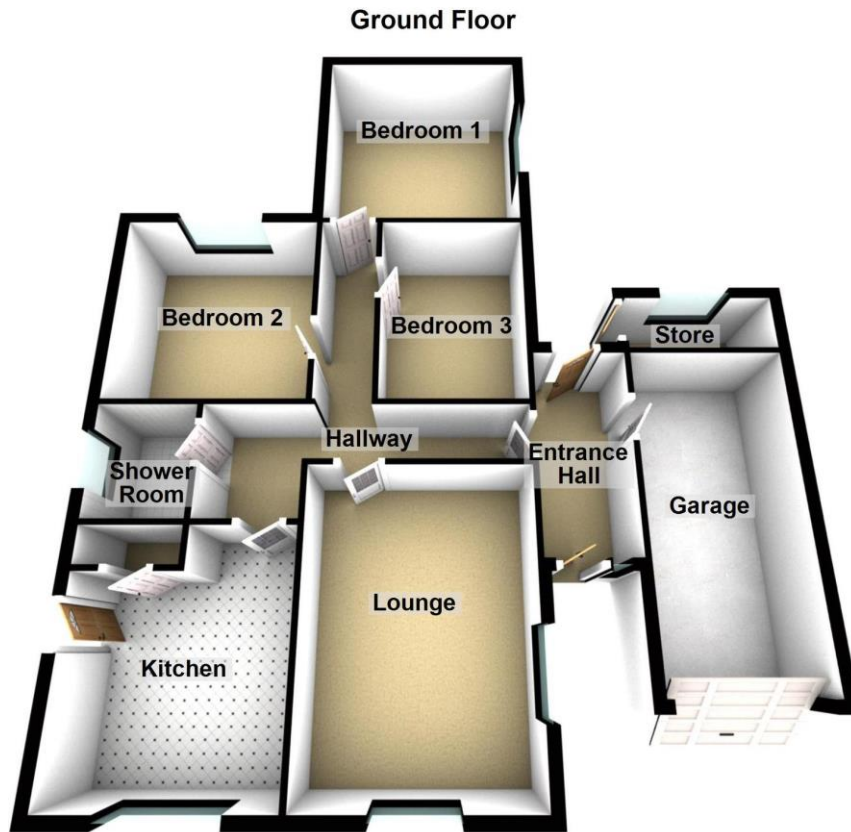
SIDE: Access to garage store, standing for storage shed, enclosed by fencing, patio area, gate leading to the rear.

REAR: Enclosed by fencing, extensive patio area, mature borders.

GARAGE

Attached garage with up and over door.

AGENTS NOTE: Access to the property is via a shared bridge.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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BELVOIR!

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