



BRADLEY JAMES

ESTATE AGENTS



20 Fennell Road, Pinchbeck, Spalding, Lincolnshire, PE11 3RP

**Asking price £225,000**

- SOLD BY BRADLEY JAMES ESTATE AGENTS
- TWO DOUBLE BEDROOMS
- OFF ROAD PARKING
- WALKING DISTANCE TO PRIMARY SCHOOL
- NEWLY INSTALLED FRENCH DOORS IN THE KITCHEN
- LOUNGE
- HI-SPEC BATHROOM
- REAR GARDEN WITH SHED, SHED HAS POWER
- WALKING DISTANCE TO LOCAL SHOPS

# 20 Fennell Road, Spalding PE11 3RP

SOLD BY BRADLEY JAMES ESTATE AGENTS

Bradley James Estate Agents are pleased to offer for sale this FULLY RENOVATED detached bungalow which is located on Fennell Road in the charming village of Pinchbeck, this delightful detached bungalow offers a perfect blend of comfort and modern living. Built in 1965, this property has been fully modernised to a high specification, ensuring that it meets the needs of contemporary lifestyles while retaining its classic appeal.

This bungalow features a welcoming bright and airy reception room that provides an ideal space for relaxation and entertaining. With two well-proportioned double bedrooms, this home is perfect for small families, couples, or those seeking a peaceful retreat. The bathroom is thoughtfully designed, and hi-spec offering both functionality and style. The beautiful modern integrated kitchen diner provides a great space for entertaining and has newly added French doors leading out onto the rear garden.

One of the standout features of this property is its private rear garden, which includes a shed equipped with power, making it a versatile space for hobbies or additional storage. The garden is an excellent spot for outdoor gatherings or simply enjoying the tranquillity of your surroundings.

Conveniently located within walking distance to a primary school and local amenities, this bungalow is situated in a popular residential area, making it an ideal choice for families. Additionally, it is just a short ten-minute drive from Spalding town centre, where you can find a variety of shops, restaurants, and leisure facilities and a train station which connects you to Peterborough and Grantham train station.

With parking available for two vehicles, this property combines practicality with comfort, making it a wonderful place to call home. Whether you are looking to downsize or seeking your first home, this bungalow on Fennell Road is a must-see.



Council Tax Band: B



## Entrance Hall

UPVC obscured double glazed front door into the entrance hall which has a loft hatch with a pull down ladder, radiator, power point and skimmed ceiling with inset spotlights.

## Lounge

12'0 x 11'3

UPVC double glazed window to the front and side, radiator, power point, TV point and skimmed ceiling with inset spotlights.

## Kitchen

12'0 x 11'6

Double aspect with a UPVC double glazed window to the side, UPVC double glazed three doors to the rear with inset blinds, base and eye level units with worksurface over, sink and drainer with mixer taps over, integrated electric oven and grill with an induction hob and extractor over, integrated fridge, integrated freezer, integrated bins, integrated dishwasher, space and plumbing for washing machine, power point, vertical wall mounted radiator and skimmed ceiling with inset spotlights.

## Bedroom 1

12'2 x 11'6

UPVC double glazed window to the rear, radiator, power points and skimmed ceiling with inset spotlights.

## Bedroom 2

12'3 x 8'6

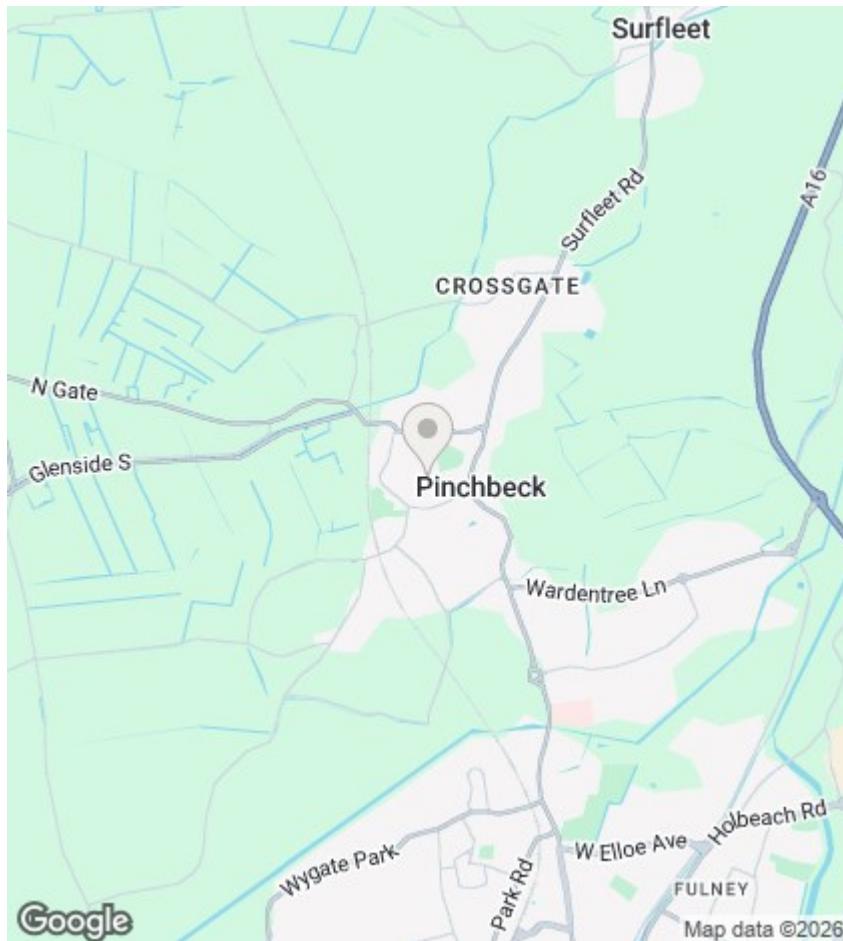
UPVC double glazed window to the front, radiator, power point and skimmed ceiling with inset spotlights.

## Bathroom

UPVC obscured double glazed window to the side, bath with side mounted mixer taps over, built in mixer shower over with a fixed showerhead and a separate showerhead on a sliding adjustable rail, vanity wash hand basin with mixer taps over with storage drawers beneath, wall mounted mirror with ring inset LED lighting and anti-demist feature, wall mounted heated towel rail, WC with push button flush, extractor fan, high gloss tiled floor and skimmed ceiling with inset spotlights.

## Outside

There's a low-level brick wall and the rest of the front is off-road parking with side gated access. The outside of the property has porcelain slabs, decking seating area, outside power point, outside lights, outside tap, storage shed with power and lighting connected, the shed also has UPVC obscured double glazed windows to the front side and a UPVC obscured double glaze door to the rear, the rest of the garden is laid to lawn.



## Directions

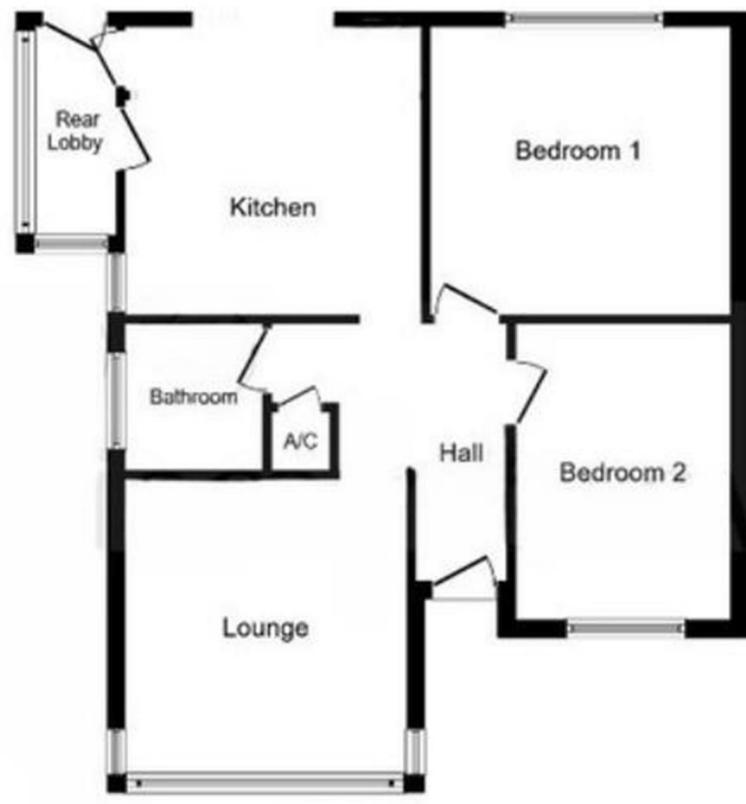
## Viewings

Viewings by arrangement only. Call 01775 233130 to make an appointment.

## EPC Rating:

C

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



**Floor Plan**