

# Southgate, Pinchbeck Spalding PE11 3PP



## welcome to

# Southgate, Pinchbeck Spalding

\*VIEWING HIGHLY ADVISED\* Two bedroom detached bungalow nestled within the idyllic and ever popular village of Pinchbeck













#### **Entrance Hall**

Double glazed entrance door to the front aspect leads into the property.

Storage cupboard housing a gas central heating boiler

### Lounge / Diner

22' 4" x 13' 7" ( 6.81m x 4.14m ) Feature electric fireplace with marble surround, LVT flooring, radiator.

Feature bay window

#### Inner Hall

Airing cupboard housing ample storage, wooden effect cushion flooring, power sockets.

#### Kitchen

#### 13' 11" x 9' 10" ( 4.24m x 3.00m )

Fitted kitchen comprising of wall and base units with worksurfaces over, sink/drainer, tiled splashback, double eye level electric oven with a ceramic hob, space for fridge/freezer, dishwasher and washing machine, radiator, LVT flooring.

Double glazed window

#### **Utility Room**

8' x 7' 9" ( 2.44m x 2.36m ) Laminate flooring, space for freezer

Double glazed window

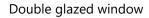
#### **Bedroom One**

13' 9" x 13' 7" ( 4.19m x 4.14m ) Radiator, carpeted flooring, TV point

Double glazed window

#### **Bedroom Two**

9' 11" x 10' 4" ( 3.02m x 3.15m ) Radiator, carpeted flooring, TV point.



#### Bathroom

Three piece suite comprising of a shower cubicle, wash hand basin and WC. Fully tiled, shaver point.

Double glazed window

#### Exterior

Driveway leading to a single garage providing ample off-road parking, outside lighting.

#### Rear Garden:

Enclosed established laid to lawn garden comprising of a patio seating area, summerhouse, garden shed, outside tap, outside lighting and a variety of shrubs and plants.

### Single Garage

16' x 8' 7" ( 4.88m x 2.62m ) Electric roller door, power and lighting.





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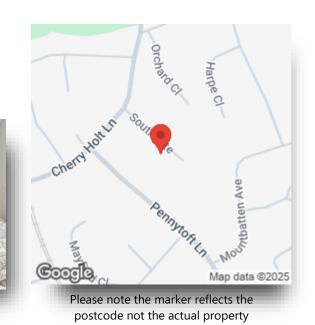
- TWO BEDROOM DETACHED BUNGALOW
- SOUGHT AFTER VILLAGE OF PINCHBECK
- WELL-PRESENTED THROUGHOUT
- ENCLOSED REAR GARDEN
- DRIVEWAY AND GARAGE

Tenure: Freehold EPC Rating: C

# £270,000







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Property Ref: SDG112047 - 0008 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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