



Bacons Lane, Pinchbeck Spalding PE11 3XS

welcome to

Bacons Lane, Pinchbeck Spalding

VIEWING ESSENTIAL TO APPRECIATE THIS 3 BEDROOM DETACHED CHARACTER COTTAGE NESTLED WITHIN THE SOUGHT AFTER VILLAGE OF PINCHBECK OFFERING OFF ROAD PARKING AND A PRIVATE REAR GARDEN



Entrance Hall

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

Lounge

10' 10" x 12' 10" (3.30m x 3.91m)

Multi-fuel burner with tiled hearth and carpeted flooring

Double glazed window

Kitchen

20' 3" x 7' 8" (6.17m x 2.34m)

Fitted units with worksurfaces over, ceramic sink/drainers with mixer tap, fitted eye-level oven with gas hob and extractor fan over, plumbing for washing machine, tiled flooring, central heating boiler and radiator

Double glazed window

Landing

Bedroom One

12' 4" x 11' 2" (3.76m x 3.40m)

Carpeted flooring, radiator

Double glazed window

En-Suite

Three piece suite comprising of a shower cubicle, wash hand basin and W/C. Partially tiled, heated towel rail, extractor fan and vinyl flooring

Double glazed window

Bedroom Two

11' 1" x 10' 5" (3.38m x 3.17m)

Carpeted flooring, radiator

Double glazed window

Nursery / Study

6' 6" x 5' 4" (1.98m x 1.63m)

Carpeted flooring and radiator

Double glazed window

Single Garage

Up and over door, power and lighting

Exterior

Driveway leading to a single garage offering ample off-road parking.

Rear Garden:

Enclosed landscaped garden comprising of an array of plants and flowers, patio seating area ideal for al-fresco dining and entertaining.

Agents Notes



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Bacons Lane, Pinchbeck Spalding

- TWO BEDROOM DETACHED CHARACTER COTTAGE
- WELL-PRESENTED THROUGHOUT
- SOUGHT AFTER VILLAGE LOCATION
- ENCLOSED REAR GARDEN
- DRIVEWAY AND SINGLE GARAGE

Tenure: Freehold EPC Rating: E
Council Tax Band: B

£215,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SDG112281 - 0014

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