



**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\* BOOK YOUR VIEWING TODAY.



**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**

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 - 0019

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