

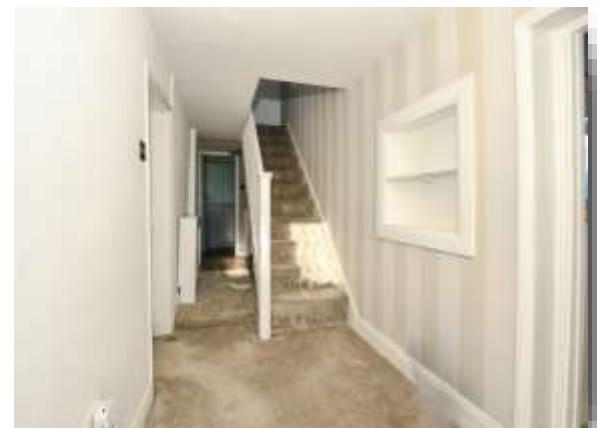


Bacons Lane, Pinchbeck Spalding PE11 3XS

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/drainer 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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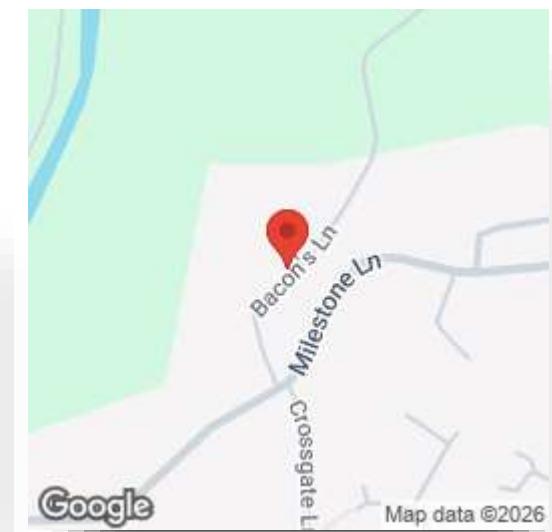
Bacons Lane, Pinchbeck Spalding

- 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



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Please note the marker reflects the postcode not the actual property



Property Ref:
SDG112281 - 0019

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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