



Rotten Row, Pinchbeck Spalding PE11 3RQ

welcome to

Rotten Row, Pinchbeck Spalding

***VIEWING HIGHLY ADVISED* 2 BEDROOM DETACHED BUNGALOW SITUATED WITHIN THE SOUGHT AFTER VILLAGE OF PINCHBECK.**



Lounge

14' 10" x 12' 11" (4.52m x 3.94m)

Carpeted flooring, gas fireplace, radiator

Double glazed bay window

Dining Room

13' x 12' 4" (3.96m x 3.76m)

Carpeted flooring, radiator

Double glazed bay window

Kitchen

10' 8" x 11' 11" (3.25m x 3.63m)

Fitted kitchen comprising of wall and base units with worksurfaces over, stainless steel sink/drain, electric double oven with gas hob and extractor fan over, vinyl flooring, fitted cupboard, radiator

Double glazed window

Utility Room

4' 11" x 13' 11" (1.50m x 4.24m)

Vinyl flooring, space for fridge/freezer and dryer.

Double glazed window

Bedroom One

11' 7" x 10' 7" (3.53m x 3.23m)

Carpeted flooring, radiator, fitted storage.

Double glazed window

Bedroom Two

12' 3" x 9' (3.73m x 2.74m)

Carpeted flooring, radiator

Double glazed window

Bathroom

Three piece suite comprising electric shower, wash hand basin and W/C. Partly tiled, loft access, ample storage.

Exterior

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

Rear Garden:

Enclosed laid to lawn garden comprising of a patio seating area and summer house



view this property online williamhbrown.co.uk/Property/SDG112346



welcome to

Rotten Row, Pinchbeck Spalding

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

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£260,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/SDG112346



Property Ref:
SDG112346 - 0004

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01775 711711



Spalding@williamhbrown.co.uk



18-19 Sheep Market, SPALDING, Lincolnshire,
PE11 1BG



williamhbrown.co.uk