



122 SIX HOUSE BANK SPALDING, PE11 3QG

**£279,000
FREEHOLD**

Sedge are pleased to offer this spacious detached bungalow in a popular area of West Pinchbeck, just a short drive from Spalding. The property offers versatile accommodation including four bedrooms, a lounge/diner, fitted kitchen with utility, and a master en suite. Set on a generous plot, it also benefits from off-road parking and a double garage, currently partitioned for storage or workshop use.

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- Detached bungalow on a generous plot
- Four bedrooms, including master with en suite
- Spacious lounge/diner with feature fireplace
- Fitted kitchen with breakfast bar
- Utility room with plumbing for appliances
- Family bathroom with four-piece suite
- Rear lobby with side access
- Ample off-road parking
- Double garage with workshop area
- Popular West Pinchbeck location, close to Spalding

Summary

Sedge are pleased to offer this spacious detached bungalow, set in a popular residential area of West Pinchbeck and just a short drive from the Market Town of Spalding and its amenities.

The accommodation briefly comprises an entrance hall, lounge/diner, fitted kitchen, utility, rear lobby, four bedrooms including a master with en suite, and a family bathroom.

Externally, the property occupies a generous plot with off-road parking and a double garage, currently partitioned for storage or workshop use.

EPC rating: D | Tenure: Freehold

Accommodation

Entrance – UPVC double glazed door with side panels, radiator, loft access, and airing cupboard.

Lounge – 20'8" x 13'0" (6.3m x 3.96m)
Front and side-facing UPVC windows, feature fireplace, radiator, open plan to:

Dining Area – 10'11" x 9'4" (3.33m x 2.84m)
Rear-facing patio doors to the garden.

Kitchen – 12'6" x 9'3" (3.81m x 2.82m)
Rear-facing UPVC window, fitted units, breakfast bar, built-in oven, hob and hood, stainless steel 1½ bowl sink, space for fridge, radiator, part-tiled walls.

Utility Room – 9'3" x 7'5" (2.82m x 2.26m)
Rear-facing window, fitted units, plumbing for washing machine and dishwasher, floor-mounted oil-fired boiler.

Rear Lobby – UPVC window, stable door to side access.

Master Bedroom – 12'1" x 11'9" (3.68m x 3.58m)

Front-facing window, radiator, fitted wardrobes, with en suite.

En Suite – Side-facing window, WC, wash hand basin, bath, radiator.

Bedroom 2 – 10'0" x 9'4" (3.05m x 2.84m)

Rear-facing window, fitted wardrobe, radiator.

Bedroom 3 – 9'6" x 5'4" (2.9m x 1.63m)

Front-facing window, built-in wardrobes, radiator.

Bedroom 4 – 9'6" x 7'8" (2.9m x 2.34m)

Front-facing window, radiator.

Bathroom – Rear-facing window, four-piece suite including WC, wash hand basin, easy-access bath, shower cubicle, radiator.

External Features

Front – Hedge-lined boundary, driveway to the side providing off-road parking and access to the double garage.

Rear – Enclosed garden, laid to lawn with hedges and shrubs, side access via gate.

Double Garage – 20'11" x 18'9" (6.38m x 5.71m)
Rear window, twin up-and-over doors, light and power connected, partitioned workshop area to the rear.



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ADDITIONAL INFORMATION

Local Authority – South Holland

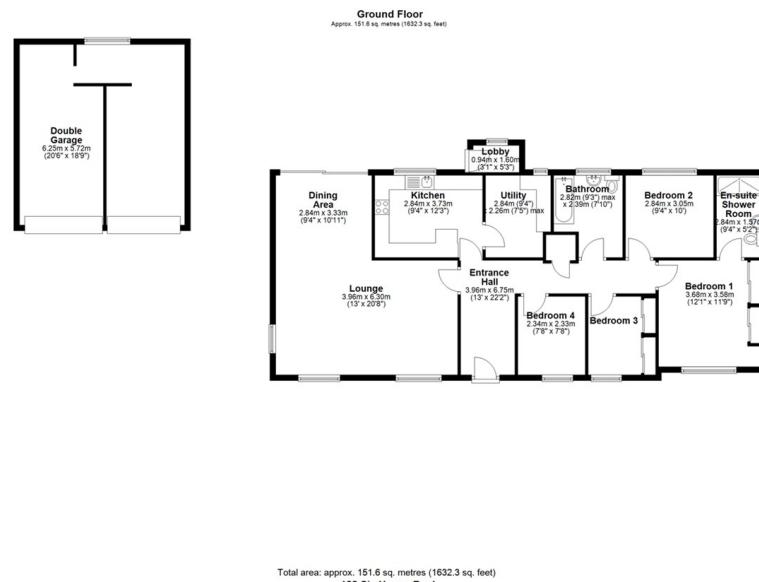
Council Tax – Band C

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	62	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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