



25 Horsepit Lane, Pinchbeck, Spalding, PE11 3YB

 **NEWTON FALLOWELL**

2 1 2

Key Features

- NO ONWARD CHAIN
- Backing onto Open Fields
- Ideal Village Location
- Stunning Detached Bungalow
- Ample Parking and Garage
- Wrap Around Rear Garden
- Council Tax Band - B
- EPC Rating D
- Freehold

£190,000





NO ONWARD CHAIN Situated within a stunning village, is this stunning two bedroom detached bungalow, benefitting from ample parking, a separate single garage and rear garden. In addition it has been recently decorated and new carpets fitted throughout the ground floor.

As you enter the property you are greeted with the bright and spacious kitchen, overlooking the generous front garden which is mainly laid to gravel. As you go through the property a modern three piece bathroom separates two double bedrooms with double glazed windows overlooking the rear garden. Finally, the lounge, situated at the rear of the property, it benefits from an additional conservatory that overlooks the stunning fields.

Outside this property benefits from a generous front garden which is mainly laid to gravel, to the side is a driveway with space for two cars and to the rear is a single garage which is an ideal workshop. Furthermore, the private rear garden is mainly laid to lawn and a small patio area overlooking the stunning fields.

Living Room 3.66m x 4.24m (12'0" x 13'11")

Conservatory 1.83m x 3.63m (6'0" x 11'11")

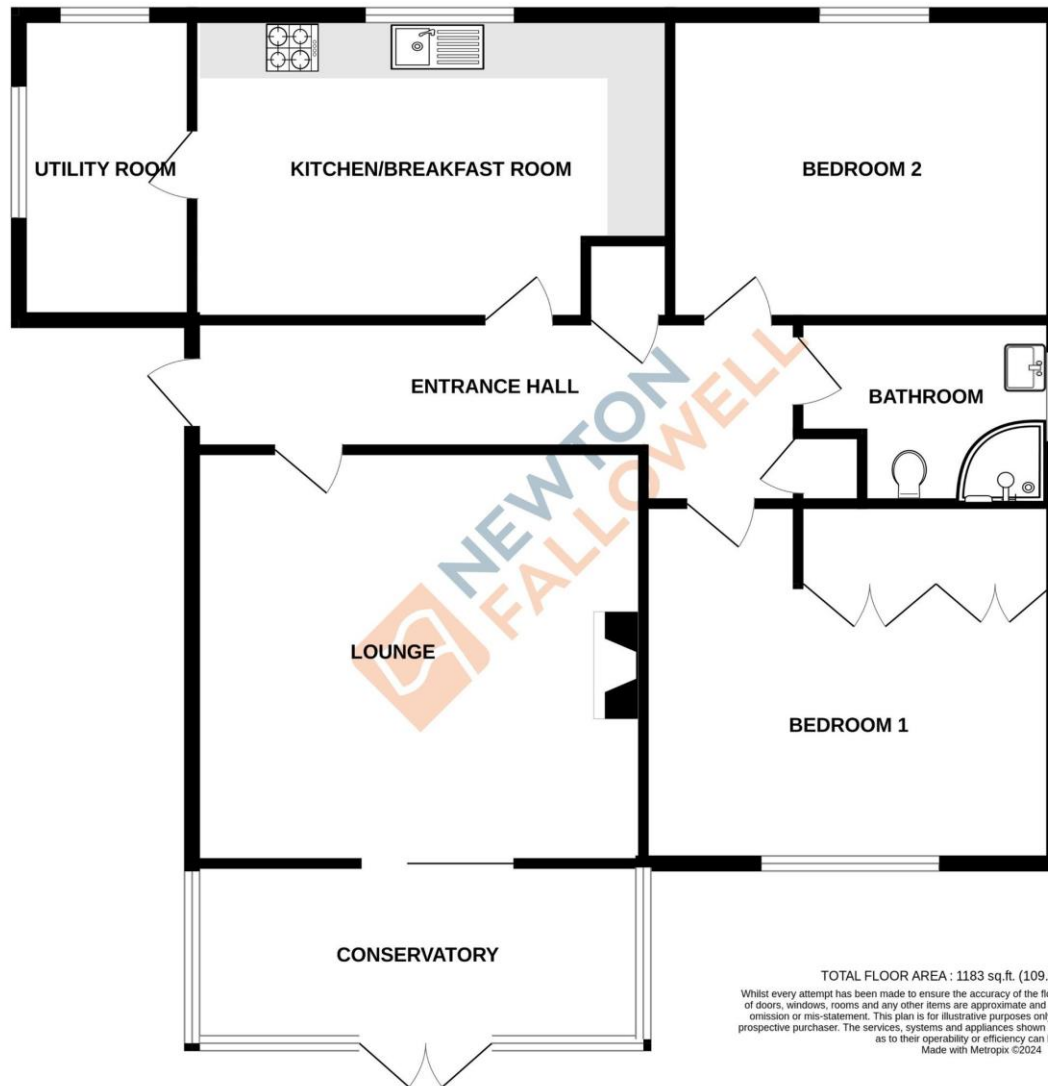
Kitchen/Breakfast Room 2.80m x 2.65m (9'2" x 8'8")

Utility Room 1.27m x 2.64m (4'2" x 8'8")

Bedroom One 3.05m x 3.05m (10'0" x 10'0")

Bedroom Two 2.95m x 2.97m (9'8" x 9'8")

GROUND FLOOR
1183 sq.ft. (109.9 sq.m.) approx.



TOTAL FLOOR AREA : 1183 sq.ft. (109.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX INFORMATION:

Local Authority: South Holland District Council
Council Tax Band: B

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.

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