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22a Glen Avenue, Pinchbeck PE11 3XE

£179,950 Freehold

- Detached Bungalow
- Lounge
- Garden Room
- Kitchen/Breakfast including Storage Cupboard and Pantry
- Two Bedrooms

2 Bedroom detached bungalow with lots of potential. This lovely property boasts 1 reception room, 2 bedrooms, and 1 bathroom. The kitchen/breakfast area is a delightful space, complete with a storage cupboard and pantry. The property has a garage and offers parking space for 2 vehicles,

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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ENTRANCE PORCH :

0.69m x 1.37m (2'3" x 4'6") Coving to ceiling.

ENTRANCE HALL :

2.11m x 4.32m (6'11" x 14'2") Glazed wooden entrance door, coving to ceiling, radiator, built-in airing cupboard housing the wall mounted gas boiler, loft access.

LOUNGE :

3.53m x 4.67m (11'7" x 15'4") UPVC double glazed window to the front, coved ceiling, radiator, brick fireplace with capped off gas point, power points.



KITCHEN/BREAKFAST :

3.53m x 2.92m (11'7" x 9'7") UPVC double glazed window to the side, base and eye level units with a work surface over, freestanding electric cooker, 1 1/2 bowl stainless steel sink and drainer with a chrome mixer tap over, space and plumbing for a washing machine, space for an upright fridge/freezer, coving to ceiling, vinyl flooring, radiator, power points, internal door through to the garden room.

Note : Fridge/freezer, cooker and washing machine can be included if required

GARDEN ROOM :

1.88m x 2.49m (6'2" x 8'2") UPVC double glazed windows to side and rear, UPVC double glazed door to the rear, vinyl flooring, radiator.

Storage Cupboard (0.78m x 0.99m)

Pantry (0.71m x 1.20m)

BEDROOM ONE :

3.43m x 3.38m (11'3" x 11'1") UPVC double glazed window to the front, coving to ceiling, radiator, power points.

BEDROOM TWO :

2.90m x 3.23m (9'6" x 10'7") UPVC double glazed window to the rear, coving to ceiling, radiator, power points.

SHOWER ROOM :

1.60m x 1.96m (5'3" x 6'5") UPVC double glazed window to the side, fully tiled shower cubicle with an electric mixer shower, pedestal washbasin with a mixer tap over, W.C with a push button flush, coving to ceiling, radiator.

EXTERIOR :

The property sits to the end of the cul-de-sac and benefits from front, side and rear gardens. The block paved off-road parking leads to single garage, with pedestrian access leading through to the enclosed gardens. The rear garden is predominately laid to lawn with fence and hedge borders, an outside tap and a timber storage shed.

SINGLE GARAGE :

DIRECTIONS

From Spalding proceed in a northerly direction along the Pinchbeck Road and continue for approximately 2 miles into the village of Pinchbeck. Go straight on at the mini roundabout, and then next left into Knight Street. Turn immediately left into Bear Lane, and follow this round to Brownlow Crescent. Take the 2nd left hand turning into Glen Avenue, and the property is on the left.

AMENITIES

The local primary school is close to the property and the centre of the village of Pinchbeck is within easy walking distance offering a range of shops, public house, doctors surgery, award winning butchers, hairdressers etc. The market town of Spalding is 2 miles distant and offers a full range of shopping, banking, leisure, commercial, educational and medical facilities and the cathedral city of Peterborough is 20 miles from the property offering a fast train link with London's Kings Cross minimum journey time 48 minutes.

THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICES All mains services . Gas central heating

COUNCIL TAX BAND A

ENERGY EFFICIENCY RATING – D

LOCAL AUTHORITIES

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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Ref:

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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