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# Longstaff<sup>COM</sup>

SPALDING M & M RESIDENTIAL: 01775 766766 [www.longstaff.com](http://www.longstaff.com)



**35 Pennytoft Lane, Pinchbeck PE11 3PQ**

**£249,750 Freehold**

- Detached Bungalow
- Lounge with Log Burner
- Kitchen/Diner
- Dining/Family Room
- Three Bedrooms

3 bedroom, 2 reception room DETACHED BUNGALOW, situated on a non-estate larger than average plot. The property is located in the popular village of Pinchbeck and is within walking distance to all amenities. The property is accessed via a shared bridge, with a large driveway for off-road parking

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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**BOILER ROOM :**

2.77m x 1.85m (9'1" x 6'1") UPVC double glazed door, windows to the front and side, floor mounted boiler, radiator.

**UTILITY ROOM :**

Space and plumbing for a washing machine, Belfast sink with taps over.

**STORE ROOM :**

2.01mx 1.96m (6'7"x 6'5") UPVC double glazed window to the side, door to the rear.

**KITCHEN/DINER :**

4.65m x 3.05m (15'3" x 10'0") UPVC double glazed window to the rear, base and eye level units with a work surface over, sink and drainer with a mixer tap over, integrated electric oven and grill with a four burner electric hob and extractor hood over, space and plumbing for a slimline dishwasher, tiled splash back, power points, pantry.





#### **DOUBLE ASPECT DINING/FAMILY ROOM :**

3.66m x 3.66m (12'0" x 12'0") UPVC double glazed window to the front, two UPVC double glazed windows to the side, radiator, power points.

#### **LOUNGE :**

4.57m x 3.66m (15'0" x 12'0") Two UPVC double glazed windows to the front, radiator, power points, wall light, TV point, log burner.

#### **BEDROOM ONE :**

3.66m x 3.48m (12'0" x 11'5") UPVC double glazed windows and door to the rear, built-in wardrobes, radiator, power points.

#### **BEDROOM TWO :**

3.45m x 3.05m (11'4" x 10'0") UPVC double glazed window to the side, radiator, power points, built-in wardrobes.

#### **BEDROOM THREE :**

3.35m x 2.74m (11'0" x 9'0") UPVC double glazed window to the rear, radiator, power points, storage cupboard.

#### **BATHROOM :**

UPVC obscured double glazed window to the rear, a panelled bath with taps and an electric mixer shower over, W.C, pedestal washbasin with taps over, tiled splash-backs, heated towel rail.

#### **EXTERIOR :**

Note : The property is accessed via a shared bridge.

The property is located to the right hand side where there is a vast amount of off-road parking and a single garage. The pedestrian gate leads to the side and rear gardens which are of generous proportions and are enclosed by panel fencing. The garden is predominantly laid to lawn with a patio seating area, well established tree and shrub borders, an outside tap and light.

#### **SINGLE GARAGE :**

Wooden doors.

#### **AGENTS NOTES :**

Please be aware there is an easement on this property, running along the back boundary to the back of the garden.

Therefore this means that a third party (an individual or a utility company for example) will need access approximately once a year to access a manhole in the rear garden.

The property also has a Restrictive Covenant that you are unable to erect or build anything else on the plot.

#### **DIRECTIONS :**

From our office proceed north on Pinchbeck Road. Go straight at the next 2 sets of Traffic lights, and straight on at the roundabout. Just after the next set of traffic lights, turn left onto Market Way, bear right onto Pennytoft Lane and the property can be found on your right hand side.

# 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		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

**TENURE** Freehold

**SERVICES** All mains services. Gas central heating

**COUNCIL TAX** BAND 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: M & M

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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## CONTACT

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