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25 Fennell Road, Pinchbeck PE11 3RP

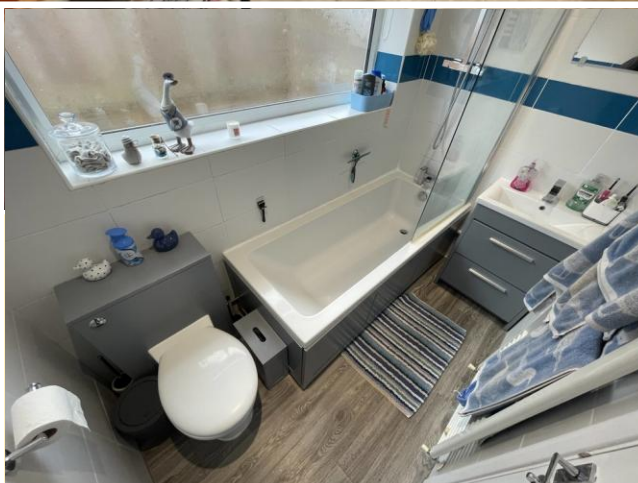
£215,000 Freehold

- Open Plan Kitchen / Dining Area
- Lounge
- Recently re-fitted gas central heating
- Recently re-wired
- Off Road Parking

Superbly presented three bedroom, semi-detached bungalow situated in the popular village location of Pinchbeck with accommodation comprising of Entrance Hallway, Lounge, Kitchen opening into Dining area, Bathroom, 3 Bedrooms. Off road parking to the front, mature rear gardens.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



ACCOMMODATION

open porch with outdoor lighting and door bell leading to an obscured UPVC double glazed door with matching obscured UPVC double glazed panel to the side elevation leading into:

ENTRANCE HALLWAY

7' 10" x 12' 6" (2.41m x 3.83m) With skimmed ceiling, inset LED lighting, smoke alarm, oak effect laminated flooring, double radiator, coat rail, storage cupboard off housing electric consumer unit. Door off into:

FAMILY BATHROOM

4' 7" x 8' 0" (1.42m x 2.46m) With obscured UPVC double glazed window to the side elevation, skimmed ceiling with inset LED lighting and extractor fan, laminated flooring, full length heated towel rail, fully tiled walls, fitted with a three piece suite comprising of low level WC, wash hand basin with rainfall mixer tap, fitted into vanity unit with storage below with wall mirror over, bath with mixer tap, glass shower screen, fitted thermostatic shower over with rainfall shower and further shower attachment tap.



OPEN PLAN BREAKFAST ROOM

7' 6" x 7' 10" (2.29m x 2.39m) With skimmed ceiling, inset LED lighting, single radiator, vinyl floor covering, UPVC double glazed door off leading into conservatory.

CONSERVATORY

7' 0" x 9' 10" (2.15m x 3.01m) Of UPVC construction with UPVC double glazed windows to both sides and to the rear elevation with opening t-light windows, UPVC double glazed French doors to the side elevation.

KITCHEN

9' 4" x 10' 7" (2.85m x 3.24m) With skimmed ceiling, inset LED lighting, UPVC double glazed window to the rear elevation, wall mounted gas boiler, fitted with a wide range of base, eye level and drawer units with preparation surfaces over splash backs with inset stainless steel sink with mixer tap, plumbing and space for washing machine, integrated fridge freezer, integrated stainless steel gas hob with glass splash backs and pull out extractor hood over, integrated stainless steel electric oven, breakfast bar area, smoke alarm. Opening into:

LOUNGE

13' 0" x 12' 6" (3.98m x 3.82m) With UPVC double glazed window to the front elevation, skimmed ceiling with centre light point, single radiator, 2 x tv point, phone line with fibre connection.

INNER LOBBY

Skimmed ceiling and loft access, door off leading into:

MASTER BEDROOM

9' 5" x 11' 5" (2.89m x 3.48m) With UPVC double glazed window to the front elevation, skimmed ceiling with centre light point, double radiator, tv point, fitted storage cupboard into recess with shelving.

BEDROOM 2

8' 5" x 12' 4" (2.57m x 3.76m) With skimmed ceiling and centre light point, tv point, double radiator.

BEDROOM 3

5' 10" x 9' 2" (1.79m x 2.80m) With UPVC double glazed window to the rear elevation, skimmed ceiling with centre light point, double radiator, tv point.

OUTSIDE

Gravelled driveway providing off road parking for multiple vehicles, paved pathways, concrete area to the side with side wooden gate leading into rear garden. Via side wooden access gate to extensive lawned area with paved pathways, patio area, wooden garden shed, fenced boundaries to both side elevations, outdoor lighting, outdoor tap.

DIRECTIONS

From Spalding proceed in a northerly direction along Pinchbeck Road, continue into Pinchbeck turning left opposite the Church as the mini roundabout into Rose Lane, take right hand turning into Fennel Road where the property is located on the right hand side.

AMENITIES

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.





TENURE Freehold

SERVICES All Mains

COUNCIL TAX BAND A

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: S11677

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.

ADDRESS

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CONTACT

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		