



## Primrose Crescent, Pinchbeck, PE11 3RT

£240,000

Situated on an extensive plot and providing large rear gardens with high degrees of privacy is this detached two bedroom bungalow that offers a versatile layout with an additional conservatory and single garage with driveway parking. The property is positioned on an established cul de sac and provides good access to local shops, schools and amenities.



# 6 Primrose Crescent, Pinchbeck, PE11 3RT

## ENTRANCE HALL

Double glazed window to the front aspect, door leading into living room and kitchen area with cupboard housing gas fired boiler

## LIVING ROOM 15'8" x 13'5" (4.8 x 4.1)

Double glazed window to the front aspect, carpet flooring, centre light point, radiator, TV and telephone point with fitted multi fuel burner.

## KITCHEN 12'5" x 7'6" (3.8 x 2.3)

Matching wall and base units with work top over, inset sink with swan mixer tap, space for fridge freezer, included in the sale would be the range master cooker, centre light point, tiled flooring and uPVC double glazed window to the side aspect.

## DINING ROOM 14'5" x 9'2" (4.4 x 2.8)

Laminate flooring, spot ceiling lights,, double doors leading into the conservatory area and door leading into inner hallway.

## CONSERVATORY 10'2" x 11'1" (3.1 x 3.4 )

Brick built with laminate wood flooring, wall mounted light point and French doors leading out into garden.

## INNER LOBBY

Laminate wood flooring, centre light point and airing cupboard housing hot water cylinder.

## BEDROOM 11'5" x 10'9" (3.5 x 3.3)

double glazed window to the rear aspect, carpet flooring, centre light point with recessed points and radiator.

## BEDROOM 11'1" x 9'6" (3.4 x 2.9)

double glazed window to the side aspect, laminate wood flooring, centre light point and radiator.

## SHOWER ROOM

Three piece suite comprising of low

level WC, vanity wash hand basin and walk in shower cubicle, tiled flooring, recessed spot lights heated towel rail and uPVC double glazed obscured window to the side aspect

## GARAGE

Up and over door, storage area

## GARDENS

Extensive rear gardens with high degrees of privacy, fully enclosed by panel fencing, gated side access to parking area





