



BRADLEY JAMES

ESTATE AGENTS



## The Cottages Dozens Bank, West Pinchbeck, Spalding, Lincolnshire, PE11

**2MC**  
Asking price £115,000

- No chain
- Upstairs re-fitted shower room
- Modern re-fitted kitchen
- Log burner
- Semi rural location
- Two bedrooms
- Downstairs re-fitted cloakroom
- Double aspect lounge with views of the Lincolnshire countryside to the front
- Enclosed rear garden
- 7-8 minutes to Spalding town centre and 10-15 minutes to Bourne

Bradley James offers for sales this quaint semi detached cottage which is nestled in the charming village of West Pinchbeck. This renovated delightful semi-detached house offers a unique blend of character and comfort. The property has been renovated by the current owners and is offered with NO CHAIN.

This lovely residence features two well-proportioned bedrooms, providing ample space for relaxation and rest. The layout is thoughtfully designed, ensuring that each room flows seamlessly into the next, creating a warm and welcoming environment. The shower room is conveniently located, catering to the needs of modern living while maintaining the home's classic charm.

The surrounding area of Dozens Bank is known for its picturesque scenery over the Lincolnshire countryside, making it an ideal location for families and individuals alike. With local amenities a 7-8 minute drive away, residents can enjoy the tranquillity of village life while still having access to essential services. Spalding town centre is a 7-8 minute drive away and Bourne town is a 10-15 minute drive both towns have great amenities and schools, with Spalding having a train station.

This property presents a wonderful opportunity for those seeking a home with character in a semi rural setting. Whether you are a first-time buyer or looking to downsize, this semi-detached house in West Pinchbeck is sure to impress with its historical charm and comfortable living spaces. Do not miss the chance to make this enchanting property your own.



Council Tax Band: A



### Entrance

UPVC obscured double glazed rear door into the rear entrance which has a wall mounted electric radiator, fuse box and skimmed ceiling with inset spotlights.

### Cloakroom

UPVC obscured double glazed window to the rear, WC with push button flush, wash hand basin with a mixer tap over and wall mounted electric heater.

### Kitchen

9'8 x 7'8

UPVC double glazed window to the side, base and eye level units with work surface over, sink and drainer with a mixer taps over, integrated electric oven and grill with a induction hob and extractor over, integrated dishwasher, space and point for fridge, tiled splashback, power points, hot water pan tap above the induction hob, stairs leading off to the first floor accommodation and skimmed ceiling with inset spotlights.

### Lounge

11'8 x 11'6

Double aspect with a UPVC double glazed window to the side, UPVC double glazed window to the front enjoying field views, electric heater, log burner, power points and data point.

### Landing

Power points, loft hatch and skimmed ceiling with inset spotlights.

### Upstairs Shower Room

Separate shower cubicle with a built-in mixer shower with a fixed rain style showerhead and separate showerhead on a sliding adjustable rail, extractor fan, WC with push button flush, wash hand basin with a mixer tap over and wall mounted heated rail.

### Bedroom 1

11'7 x 8'2

UPVC double glazed window to the front overlooking fields, electric heater and power points.

### Bedroom 2

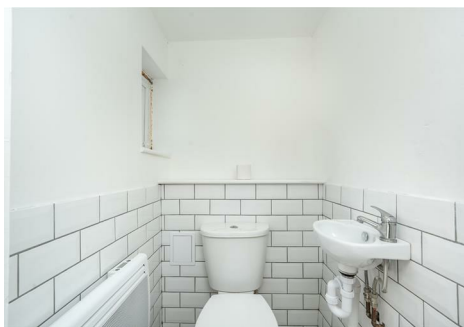
8'2 x 7'0

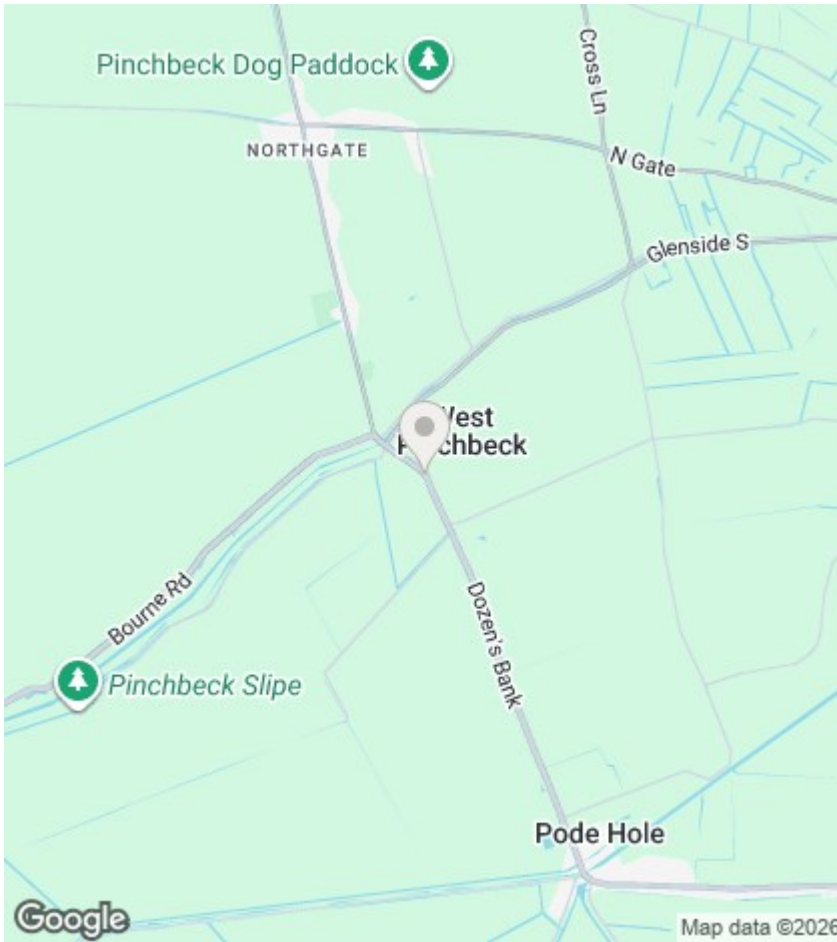
UPVC double glazed window to the rear, electric heater, power points, inset bespoke shelving and airing cupboard with hot water tank.

### Outside

Small front garden with side gated access to rear garden which is enclosed by picket fencing and panel fencing, two decking seating areas and CCTV to the front and rear.







### Viewings

Viewings by arrangement only. Call 01775 233130 to make an appointment.

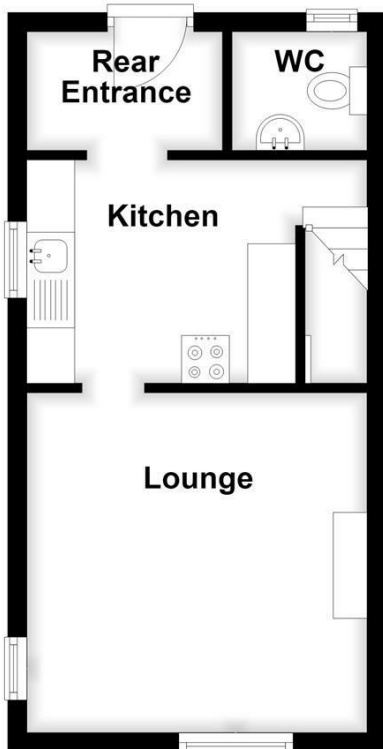
### EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E	41		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

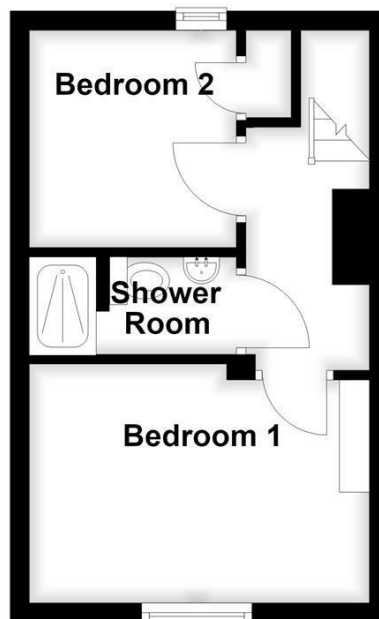
### Ground Floor

Approx. 26.1 sq. metres (280.8 sq. feet)



### First Floor

Approx. 21.3 sq. metres (229.4 sq. feet)



Total area: approx. 47.4 sq. metres (510.1 sq. feet)