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6 Southgate, Pinchbeck PE11 3TP

BELVOIR!

£240,000



Key Features

- > DETACHED BUNGALOW
- > TWO BEDROOMS
- > TWO RECEPTION ROOMS
- > WORKSHOP AND LEAN TO
- > SHOWER ROOM
- > GARDENS AND GARAGE
- > Tenure: Freehold
- > EPC rating U

This detached bungalow offers a comfortable and practical living arrangement, featuring two well-proportioned bedrooms and a range of desirable amenities. With its freehold tenure, this property provides long-term security and flexibility for the new owner. The accommodation includes a spacious lounge/diner and an additional sun lounge, providing ample space for relaxation and entertaining. The property benefits from night storage heating.

The well-designed layout further comprises a dedicated shower room and a separate WC for convenience. External features contribute to the appeal, with a covered porch and a lean-to offering. The grounds are notably generous, providing a private garden that offers opportunities for recreation and gardening. For those seeking workshop or hobby space, there is a workshop and store situated within the property boundary, accommodating a variety of uses. The property is also equipped with both a garage and off-road parking, facilitating vehicle storage and ease of access.

Local area

Situated in the popular village location of Pinchbeck, this home benefits from a sought-after residential setting. The area offers a balance of accessibility and community, providing an inviting environment for residents who value both tranquility and connectivity.



COVERED PORCH

Twin gates, sealed unit double glazed door and side panel to:

ENTRANCE

Part glazed doors to kitchen, workshop, lean to and door to garage.

KITCHEN

13'11" x 10'0" (4.2m x 3m)

UPVC double glazed window to the side elevation, range of fitted base and wall units, sink unit with mixer taps over, space for cooker, space for washing machine, refrigerator, storage heater, tiled floor.

INNER HALL

Airing cupboard, storage heater.

DINING AREA

9'9" x 9'7" (3m x 2.9m)

UPVC double glazed window to the side elevation, storage heater.

LOUNGE AREA

13'6" x 11'7" (4.1m x 3.5m)

UPVC double glazed window to the front elevation, storage heater, feature fire place.



SUN LOUNGE

9'10" x 7'9" (3m x 2.4m)

UPVC double glazed box bay window to the front elevation, storage heater.

SHOWER ROOM

UPVC double glazed window to the side elevation, three-piece suite comprising of WC, wash hand basin, shower cubicle, storage heater, tiled floor.

BEDROOM 1

13'9" x 13'9" (4.2m x 4.2m)

UPVC double glazed window to the rear elevation, storage heater, (maximum measurements)

BEDROOM 2

10'2" x 9'9" (3.1m x 3m)

UPVC double glazed window to the rear elevation, wash hand basin, storage heater.



LEAN TO

15'0" x 5'9" (4.6m x 1.8m)

Covered area, UPVC double glazed door and side panel to the rear.

WORKSHOP

Glazed window and door to the side elevation, leading to further storage area with window to the side elevation, leading to: Separate WC with UPVC double glazed window to the rear elevation, two-piece suite comprising of WC, wash hand basin.

EXTERNALLY

FRONT: Low maintenance with off road parking, low wall to the front, access to garage. Gated side access to the rear garden.

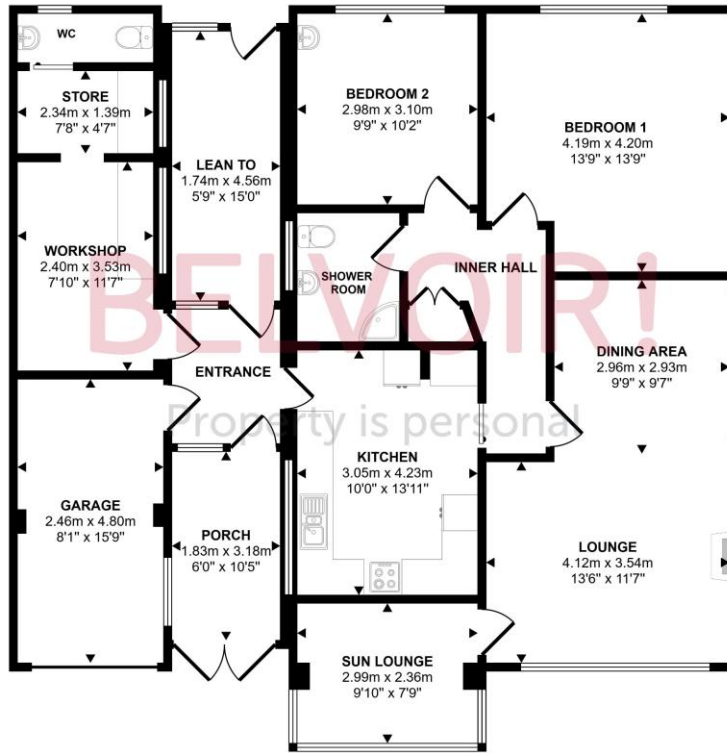
REAR GARDEN: Enclosed by fencing, laid to lawn feature patio area, standing for summer house and two storage sheds.

GARAGE

15'9" x 8'1" (4.8m x 2.5m)

Up and over door, window to the side elevation.

Approx Gross Internal Area
134 sq m / 1440 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



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