



2  1  1 

88a Pinchbeck Road, Spalding PE11 1QF

£295,000

BELVOIR!



Key Features

- > EXECUTIVE DETACHED BUNGALOW
- > TWO DOUBLE BEDROOMS
- > UTILITY AND CLOAKROOM
 - > GARAGE AND PARKING
 - > LANDSCAPED GARDEN
- > CLOSE TO TOWN CENTRE
 - > Tenure: Freehold
 - > EPC rating C

This executive detached bungalow presents an excellent opportunity for those seeking a well-appointed residence in Spalding. The property comprises two spacious double bedrooms, providing ample accommodation for individuals, couples or small families. The modern fitted kitchen and breakfast area is designed to deliver both functionality and comfort, while a separate utility and cloakroom provide further convenience. A generously proportioned lounge and dining area offers neutral decor and space for both relaxation and entertaining.

Gas central heating is featured throughout the property, served by a gas radiator system, contributing to an efficient and comfortable living environment in all seasons. Attention to detail is evident in the landscaped rear garden, offering a private outdoor space ideal for leisure or gardening pursuits. Additionally, the property benefits from off-road parking and a garage, providing secure and practical solutions for vehicle storage. The property's freehold tenure ensures long-term security of ownership.

Local area

Spalding is a well-established market town celebrated for its range of amenities, including shopping facilities, leisure services and reputable schools. The property's location is particularly advantageous, being close to the town centre, which allows easy access to local services and public transport. Residents benefit from a combination of a welcoming community atmosphere and excellent transport connections to wider regional destinations, making it a desirable place to reside in Lincolnshire.



ENTRANCE PORCH

UPVC double glazed door and side panel, UPVC double glazed window to the side elevation, UPVC double glazed door to:

ENTRANCE HALL

Radiator, tiled floor, door to garage, storage cupboard.

LOUNGE/DINER

19'5" x 19'4" (5.9m x 5.9m)

UPVC double glazed window to the front and side elevations, two radiators, feature fireplace. (L Shaped room maximum measurements)

KITCHEN/BREAKFAST ROOM

17'0" x 11'9" (5.2m x 3.6m)

UPVC double glazed window to the side elevation, UPVC double glazed window and door to the utility room, range of fitted base and wall units, built in oven hob and hood, sink unit with mixer taps over, integrated fridge freezer and dishwasher, radiator, tiled floor.

UTILITY ROOM

7'11" x 5'7" (2.4m x 1.7m)

UPVC double glazed window to the rear and side elevation, UPVC double glazed door to the rear elevation, space for washing machine, space for tumble dryer, tiled floor.





BEDROOM 1

13'9" x 11'5" (4.2m x 3.5m)

UPVC double glazed window to the rear elevation, radiator.

BEDROOM 2

13'9" x 11'8" (4.2m x 3.6m)

UPVC double glazed window to the rear elevation, radiator.

SHOWER ROOM

UPVC double glazed window to the side elevation, three piece suite comprising of WC, vanity wash hand basin with storage, oversize shower with glazed screen and seat, heated towel rail, tiled floor and walls.

CLOAKROOM

UPVC double glazed window to the side elevation, two piece suite comprising of WC, wash hand basin, heated towel rail, tiled floor and walls.



EXTERNALLY

FRONT: Low wall to front, driveway to garage, gated access to rear.

REAR: Enclosed by fencing and hedge, landscaped well maintained garden with feature tall shrubs and pathways, lawn area, enclosed patio area.

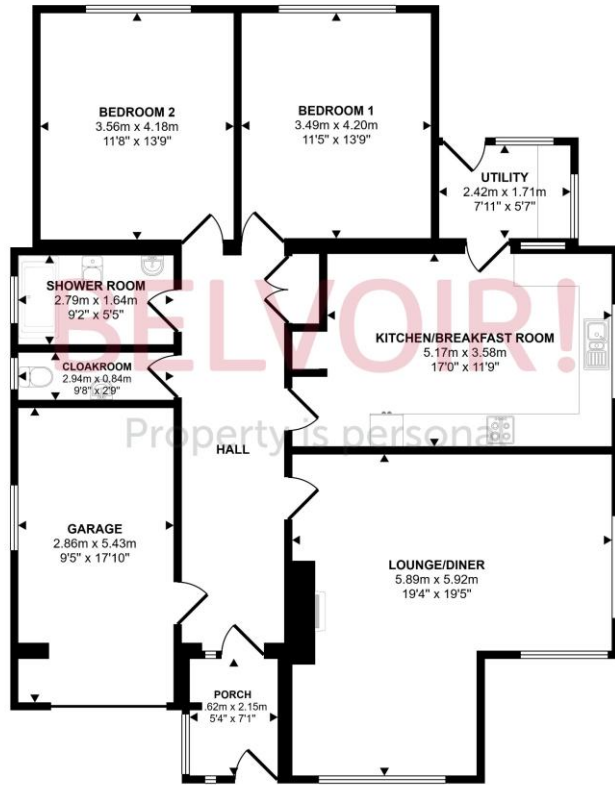
SIDE: Standing for storage shed and small vegetable area.

GARAGE

17'10" x 9'5" (5.4m x 2.9m)

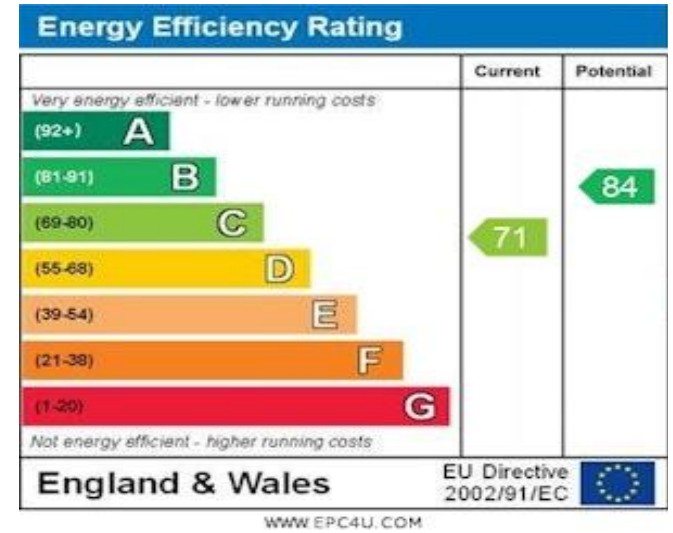
Integral single garage, UPVC double glazed window to the side elevation, electric roller door, access to loft space. Central heating boiler is located in the loft.





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.



Contact us today to arrange a viewing...

www.belvoir.co.uk/spalding-estate-agents/

BELVOIR!

01775 722475