

BRADLEY JAMES

ESTATE AGENTS



18 Fennell Road, Pinchbeck, Spalding, Lincolnshire, PE11 3RP

Asking price £195,000

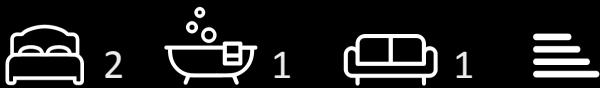
- No chain
- Entrance hall
- Kitchen breakfast
- Extended off road parking for three cars
- Modern Viessmann boiler
- Two bedrooms
- Lounge
- Shower room
- Oversized single garage 21ft in length
- Walking distance to local Spar, butchers and hairdressers

Bradley James welcomes you to this no chain detached bungalow which is nestled in the charming Fennell Road in the delightful village of Pinchbeck. This NO CHAIN detached bungalow offers a perfect blend of comfort and convenience. Built in 1959, the property boasts spacious accommodation and sits on a fantastic plot with a generous rear garden.

Upon entering, you will find an entrance hall that leads to your welcoming reception room that serves as the heart of the home, ideal for relaxation or entertaining guests. The bungalow features two well-proportioned bedrooms, providing ample space for rest and privacy. The shower room is conveniently located, ensuring ease of access for all residents.

One of the standout features of this property is the generous parking space, accommodating up to three vehicles, the off road parking leads to your larger than average single garage which is 21ft in length. The garage houses the modern Viessmann boiler. This added convenience is perfect for families or those who enjoy hosting visitors.

The surrounding area of Pinchbeck is known for its friendly community and local amenities which include a local butchers, Spar shop, primary school, pub, and hairdressers, making it an excellent choice for those seeking a peaceful yet connected lifestyle. This bungalow is a wonderful opportunity for anyone looking to settle in a popular setting that is walking distance to pinchbecks local amenities. Whether you are a first-time buyer, a downsizer, or seeking a comfortable retreat, this property is well worth a visit.



Council Tax Band: B



### Entrance Hall

UPVC obscured double glazed front door into the entrance hall, radiator and door leading through to the lounge.

### Lounge

12'5 x 11'5

UPVC double glazed window to the front, radiator, power points, TV points and gas fireplace.

### Kitchen/Breakfast Room

16'4 x 9'8 x 7'2

UPVC double glazed window to the rear, UPVC obscured double glazed window and door to the rear, base and eye level units with work surface over, sink and drainer with mixer taps over, integrated electric oven and grill with a four burner gas hob, space and plumbing for washing machine, integrated fridge, tiled floor and tiled splashback.

### Inner Hallway

Loft hatch.

### Bedroom One

11'4 x 9'5

UPVC double glazed window to the front, radiator, power points, telephone point and storage cupboard.

### Bedroom Two

10'2 x 8'2

UPVC double glazed window to the rear, radiator and power points.

### Shower Room

UPVC obscured double glazed window to the rear, separate shower cubicle with electric shower, vanity wash hand basin with mixer taps over, WC set in the storage cupboards beneath with work surface over, tiled floor, tiled walls and wall mounted heated towel rail.

### Outside

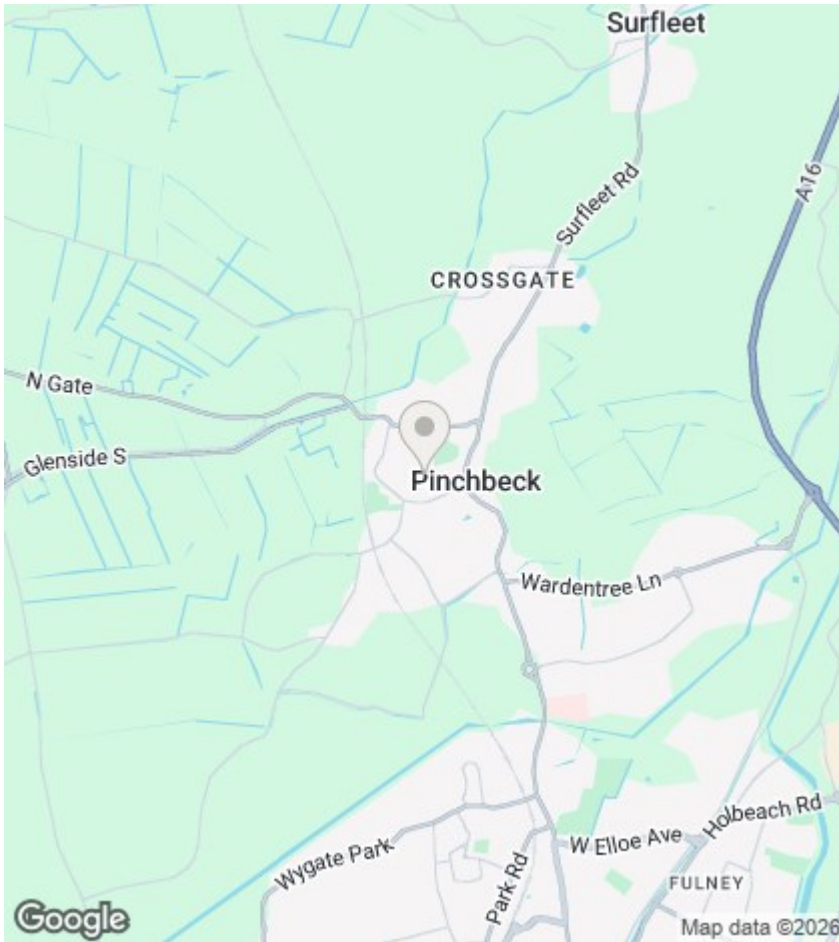
The property has a low-level brick wall, it is laid to gravel and has a block paved driveway which leads to the single garage. There is a side gated access to the rear garden which is enclosed by panel fencing, predominantly laid to lawn, four sheds, a patio seating area and an outside tap.

### Single Garage

21'1 x 8'2

Wooden double doors opening to the front, fuse box, power and lighting connected, UPVC obscured double glazed window to the rear, wooden internal door

leading through to the kitchen diner, base and eye level level cupboards and Viessmann boiler.



## Directions

## Viewings

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

## EPC Rating:

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