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Pumpkins, 22B Glen Avenue, Pinchbeck PE11 3XE

£215,000 Freehold

- 2 Bedroom Bungalow
- Detached Garage
- Gas Central Heating with Modern Boiler
- UPVC Double Glazed Windows, Doors and Fascias
- No Chain

Modern 2 bedroom detached bungalow in cul-de-sac location within popular well served village. Established gardens and brick garage. Gas central heating, UPVC windows. Immediate vacant possession. Lounge, dining kitchen, 2 bedrooms, bathroom, conservatory. Inspection highly recommended.

ACCOMMODATION UPVC glazed front entrance door with similar side panels opening into:

RECEPTION HALL 15' 8" x 3' 9" (4.78m x 1.16m) minimum. Access to loft space, smoke alarm, ceiling light, radiator, Airing Cupboard housing the modern hot water cylinder, door to:

DINING KITCHEN 13' 10" x 12' 1" (4.22m x 3.70m) plus door recess. Roll edged worktops with fitted base cupboards and drawers beneath, intermediate wall tiling, matching eye level wall cupboards, inset one and a quarter bowl single drainer sink unit with mixer tap, integrated dishwasher, space for fridge freezer, plumbing and space for washing machine, dual aspect with UPVC windows to the front and side elevations, fluorescent strip light, Floatex floor covering, radiator, cupboard housing the modern Vaillant gas fired central heating boiler.

LOUNGE 20' 0" x 10' 10" (6.10m x 3.31m) Recessed ceiling lights, 2 radiators, UPVC window to the front elevation, pair of UPVC

glazed doors opening into:

CONSERVATORY 10' 5" x 9' 6" (3.19m x 2.91m) maximum Brick and UPVC construction with a pitched polycarbonate roof, ceiling light with propeller style fan, ceramic floor tiles, power points.

BEDROOM 1 10' 3" x 10' 11" (3.13m x 3.33m) UPVC window to the rear elevation, radiator, recessed ceiling lights, recessed double wardrobe.

BEDROOM 2 12' 5" x 9' 7" (3.81m x 2.93m) UPVC window to the rear elevation, recessed ceiling lights, radiator.

BATHROOM 7' 8" x 7' 7" (2.36m x 2.32m) maximum. Three piece suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level WC, Floratex floor covering, radiator, obscure glazed UPVC window, ceiling light.

EXTERIOR The property occupies an established plot designed for ease of maintenance including a tarmacadam driveway and parking space leading to:

DETACHED BRICK GARAGE 17' 1" x 9' 3" (5.23m x 2.83m) Brick and breeze block construction beneath a pitched tiled roof with up and over door, side personnel door, power, lighting, concrete floor.

To the front of the property there is a lawned area with stocked border, colourful block paved pathway, paved and gravelled area plus a hand gate giving access to the rear of the Garage where there is a semi circular paved patio, wide stocked border with gravel and shrubbery, continuing round to the rear of the property there are 2 garden sheds, further paved patio area and double width paved area with gate leading back round to the front of the property.

GENERAL INFORMATION This modern bungalow is well appointed, has UPVC double glazed windows, doors and fascias, gas central heating with a modern boiler and pleasant easily manageable gardens. The property is a short walk from the centre of the village which offers a wide range of facilities.

DIRECTIONS From Spalding proceed in a northerly direction along Pinchbeck Road, continue into Pinchbeck village, turning left into Knight Street and then immediately right into Bear Lane. Follow the property round to the left into Brownlow Crescent, take a left hand turning into Glen Avenue and the property is situated in the bottom right hand corner.

AMENITIES The centre of the village is within easy walking distance and has a range of facilities including doctors surgery, 2 convenience stores, fish and chip shop, public house, primary school, Church etc. Spalding is 2 miles distant and offers a wide range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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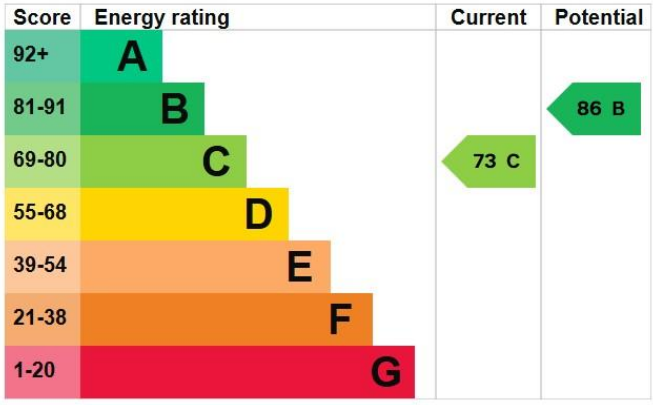

TENURE Freehold

SERVICES Mains Water, Gas, Electric and Drainage, Gas Central Heating.

COUNCIL TAX BAND B

LOCAL AUTHORITIES
South Holland District Council 01775 761161
Anglian Water Services Ltd. 0800 919155
Lincolnshire County Council 01522 552222

PARTICULARS CONTENT
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Ref: S11950
Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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