



Six House Bank, West Pinchbeck Spalding PE11 3QG

welcome to

Six House Bank, West Pinchbeck Spalding

**** IMMACULATED PRESENTED **** William H Brown are proud to bring to you this three bedroom detached bungalow situated within the popular village of West Pinchbeck



Entrance Hallway

Wood effect flooring, access into all rooms. Radiator. Lights. Sockets

and shrubs, and has a patio which is ideal for garden furniture

Living Room

17' 11" x 10' 11" (5.46m x 3.33m)

UPVC double glazed windows to the front aspect. Wood effect flooring. Sockets. lights. radiator.

Bedroom One

11' 1" x 10' 11" (3.38m x 3.33m)

UPVC double glazed window to the front aspect. sockets, radiator & lights

Bedroom Two

10' 9" x 8' 8" (3.28m x 2.64m)

UPVC double glazed window to the rear aspect. sockets, radiator & lights

Bathroom

Tiled flooring. UPVC frosted glass to the rear aspect.

Three piece shower suite. Radiator & extractor.

Shower over bath.

Bedroom Three/Study

8' x 7' 2" (2.44m x 2.18m)

UPVC french doors to rear aspect. Radiator & lights.

Kitchen

10' 10" x 9' 11" (3.30m x 3.02m)

UPVC window to the rear aspect. Eye & base level cupboards. Sink with drainer. Cooker with extractor & oven. Lights & radiator

Utility Room

8' 10" x 7' 10" (2.69m x 2.39m)

Base level cupboards. Plumbing for washing machine. Storage cupboard. UPVC window to the front aspect. Door leading to the garden.

Exterior

The property offers a spacious amount of gated off-road parking, which is ideal for visitors. The property benefits from a pleasant garden which is prioritised mainly to grass, and showcases an array of plants



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welcome to

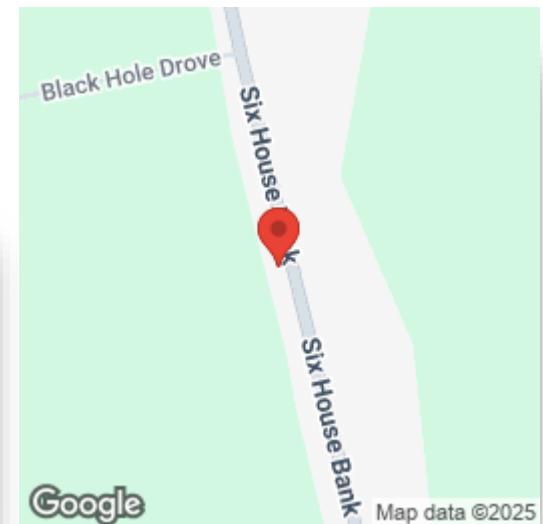
Six House Bank, West Pinchbeck Spalding

- DETACHED BUNGALOW
- POPULAR VILLAGE LOCATION
- PRIVATE ENCLOSED REAR GARDEN
- MODERN FITTED KITCHEN
- PARKING FOR MULTIPLE VEHICLES

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£244,000



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
SDG112545 - 0010

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Please note the marker reflects the postcode not the actual property

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