



2  2  1 

9 Horsepit Lane, Spalding PE11 3YB

£225,000

BELVOIR!



Key Features

- > DETACHED BUNGALOW
- > TWO BEDROOMS
- > LOUNGE AND FAMILY ROOM
- > FITTED KITCHEN
- > GARDENS
- > PARKING AND GARAGE
- > Tenure: Freehold
- > EPC rating B

Belvoir incorporating Munton and Russell are pleased to offer for sale this detached two-bedroom bungalow. Situated in the popular village of Pinchbeck it offers easy access to the Market Town of Spalding. The property benefits from solar panels with an air space lease. The accommodation in brief comprises of, entrance hall, lounge, fitted kitchen, family room, two double bedrooms and shower room. Externally ample off road parking garage and enclosed rear garden.



ENTRANCE HALL

UPVC double glazed door, parquet floor, storage cupboard, radiator.

LOUNGE

16'0" x 13'7" (4.9m x 4.1m)

UPVC double glazed window to the side elevation, UPVC double glazed patio door to the rear elevation, feature tiled fireplace, radiator.

KITCHEN

11'0" x 8'8" (3.4m x 2.6m)

UPVC double glazed window to the rear elevation, quality fitted base and wall units, built in NEFF oven hob and canopy style hood, sink unit with mixer taps over, water softener, wall mounted boiler with hot water tank in the loft.

FAMILY ROOM

17'9" x 10'0" (5.40m x 3.04m)

UPVC double glazed door to the front and side elevation, UPVC double glazed window to the rear and side elevation, radiator. Door to Workshop and Garage.

SHOWER ROOM

UPVC double glazed window to the side elevation, three piece suite comprising of WC, wash hand basin, oversized shower cubicle, wall mounted heater, fitted unit.





BEDROOM 1

12'8" x 11'6" (3.9m x 3.5m)

UPVC double glazed window to the front elevation, radiator.

BEDROOM 2

12'8" x 11'7" (3.9m x 3.5m)

UPVC double glazed window to the front elevation, radiator.

WORKSHOP AREA

8'2" x 6'7" (2.5m x 2m)

With access from family room, window to the rear elevation, arch to garage.

GARAGE

16'7" x 8'0" (5.1m x 2.4m)

Up and over garage door. Fibreglass on flat roof installed in 2020 with a 25-year guarantee.

EXTERNALLY

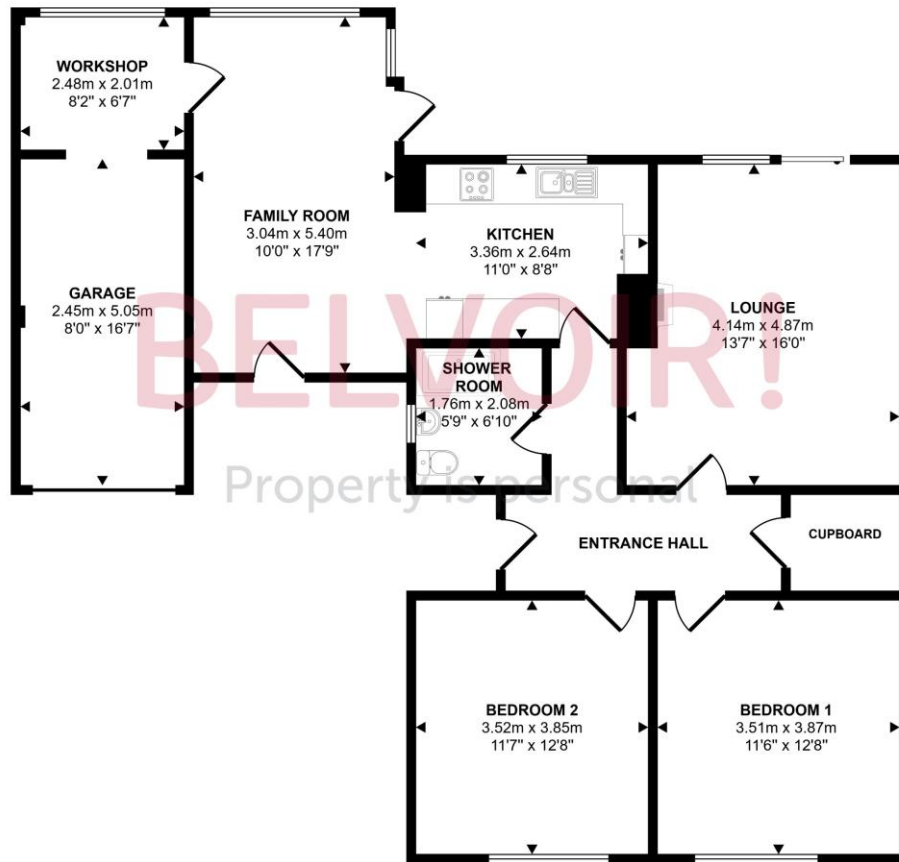
Gravel drive and frontage, shared access over bridge between 9 and 11 REAR and Side: Enclosed by fencing, extensive patio area, standing for storage shed.

AGENTS NOTE: 16 PV panels, installed in 2013 on a rent a roof scheme, 25 years air-space lease from 2nd March 2012.



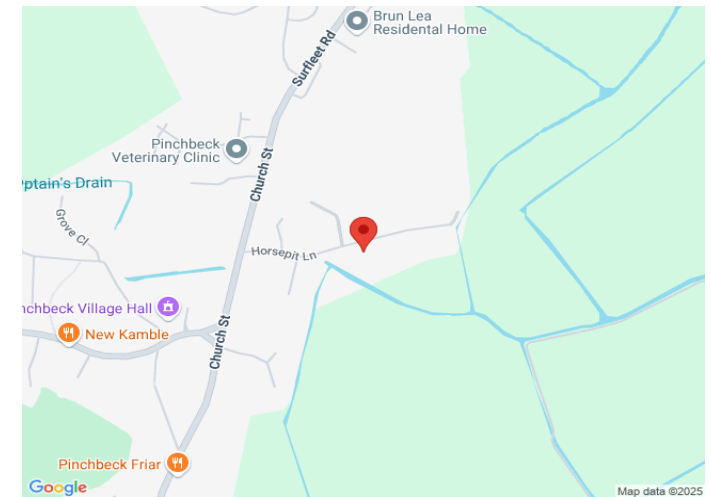
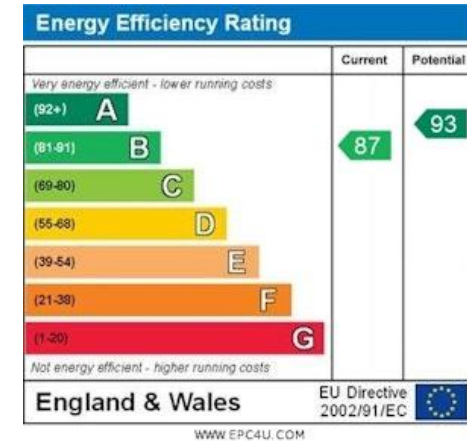


Approx Gross Internal Area
109 sq m / 1177 sq ft



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.



Contact us today to arrange a viewing...

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

BELVOIR!

01775 722475