



4  2  2 

122 Six House Bank, West Pinchbeck PE11 3QG

£279,000

**BELVOIR!**



## Key Features

- > DETACHED BUNGALOW
- > FOUR BEDROOMS
- > LOUNGE/DINER
- > UTILITY AND EN SUITE
- > DOUBLE GARAGE
- > OFF ROAD PARKING
- > Tenure: Freehold
- > EPC rating D

Belvoir incorporating Munton and Russell are pleased to offer for sale this spacious detached bungalow, situated in a popular residential area of West Pinchbeck, yet only a short drive to the Market Town of Spalding and the amenities thereof. The accommodation in brief comprises of, entrance hall, lounge/diner, fitted kitchen, utility, lobby, four bedrooms with en suite to master, bathroom. Externally, generous plot, ample off road parking and double garage (currently partitioned).

### ENTRANCE

UPVC double glazed door and side panels, radiator, loft access, airing cupboard.



## LOUNGE

**10'8" x 13'0" (3.2m x 4m)**

Two UPVC double glazed windows to the front elevation, UPVC double glazed window to the side elevation, feature fire surround, radiator. Leading to:

## DINING AREA

**10'11" x 9'4" (3.3m x 2.8m)**

Sealed unit double glazed patio door to the rear elevation.

## KITCHEN

**12'6" x 9'3" (3.8m x 2.8m)**

UPVC double glazed window to the rear elevation, range of fitted base and wall units, breakfast bar, built in oven, hob and hood, stainless steel 1 1/2 bowl sink unit with mixer taps over, space for refrigerator, radiator, part tiling to walls.

## UTILITY

**9'3" x 7'5" (2.8m x 2.3m)**

UPVC double glazed window to the rear elevation, fitted base and wall units, plumbing for washing machine and dishwasher, floor-mounted oil fired boiler.

## REAR LOBBY

UPVC double glazed window to the rear elevation, stable door to the side elevation.

## BEDROOM 1

**12'1" x 11'9" (3.7m x 3.6m)**

UPVC double glazed window to the front elevation, radiator, fitted wardrobes.

## EN SUITE

UPVC double glazed window to the side elevation, three piece suit comprising of WC, wash hand basin, bath, radiator.

## BEDROOM 2

**10'0" x 9'4" (3m x 2.8m)**

UPVC double glazed window to the rear elevation, fitted wardrobe, radiator.

## BEDROOM 3

**9'6" x 5'4" (2.9m x 1.6m)**

UPVC double glazed window to the front elevation, built in wardrobes, radiator. (measurement to wardrobe)





#### **BEDROOM 4**

**9'6" x 7'8" (2.9m x 2.3m)**

UPVC double glazed window to the front elevation, radiator.

#### **BATHROOM**

UPVC double glazed window to the rear, four piece suite comprising of WC, wash hand basin, easy access bath, shower cubicle, radiator.

#### **EXTERNALLY**

FRONT: Hedging to the front, and driveway to the side providing ample off road parking and leading to a double garage.

REAR: Access via gate, laid to lawn, enclosed by hedge and shrubs.

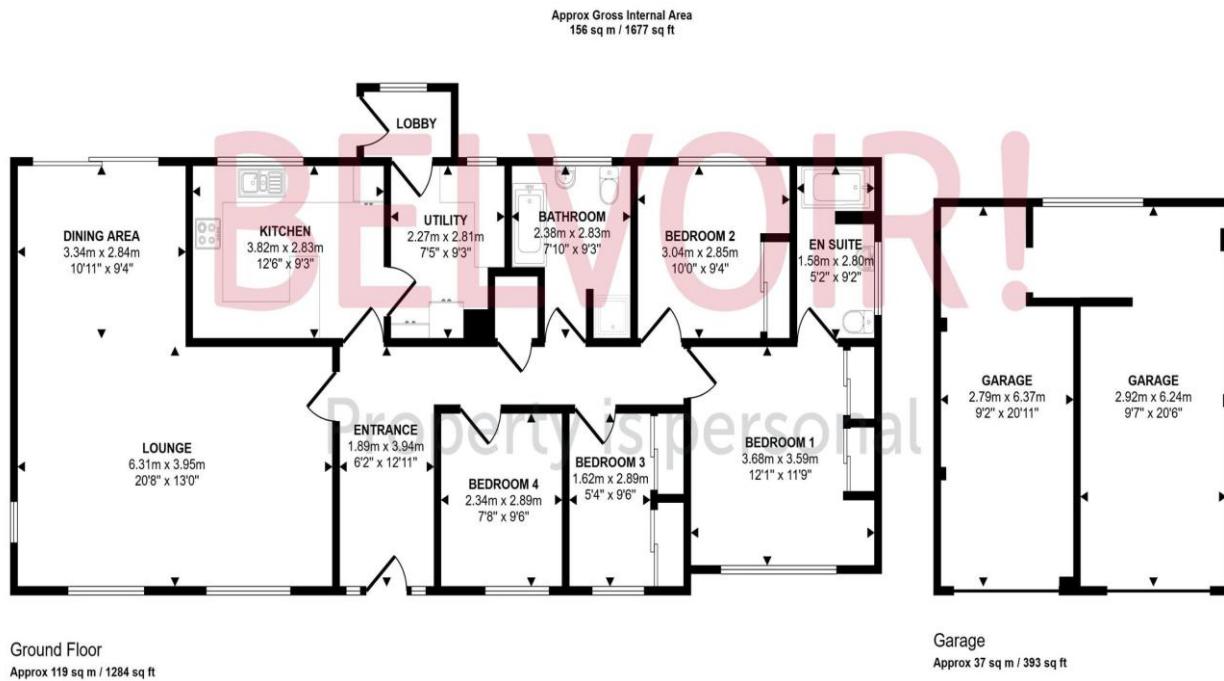
#### **DOUBLE GARAGE**

**20'11" x 18'9" (6.4m x 5.7m)**

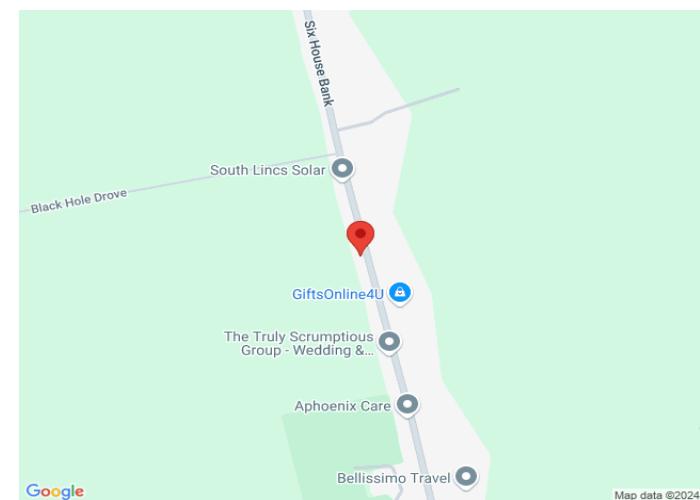
Window to the rear, twin up and over doors, light and power connected. The garage has been partitioned with a partitioned workshop area to the rear.  
(Approximate overall measurements)







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		77
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



Contact us today to arrange a viewing...

[www.belvoir.co.uk/spalding-estate-agents/](http://www.belvoir.co.uk/spalding-estate-agents/)

**BELVOIR!**

01775 722475