



Rural Avenue, West Pinchbeck Spalding PE11 3QH

welcome to

Rural Avenue, West Pinchbeck Spalding

Three bedroom semi-detached property, COSMETIC UPDATING REQUIRED & AVAILABLE WITH NO CHAIN. Three reception rooms & breakfast kitchen. Family bathroom & DOWNSTAIRS WC. Off road parking & GOOD SIZED FULLY ENCLOSED REAR GARDEN



Entrance Hall

Having stairs to the first floor with a cupboard beneath.

W/C

Comprising of a fitted W/C.

Study

5' 10" x 10' 10" (1.78m x 3.30m)
Having French doors to the garden.

Lounge

14' 5" x 11' 8" (4.39m x 3.56m)
Comprising of laminate flooring. Brick fireplace with an open fire.

Dining Room

10' 11" x 9' 11" (3.33m x 3.02m)
Having a brick fireplace.

Kitchen

14' 10" x 8' 2" (4.52m x 2.49m)
Comprising of wall and base units. single bowl stainless steel sink. Tiled flooring. Three seater breakfast bar. Space for an electric oven, Fridge, dish washer and washing machine. Stainless steel extractor.

Landing

Having loft access. Built-in airing cupboard housing the hot water tank.

Bedroom One

11' 1" x 11' 8" (3.38m x 3.56m)
Comprising of a built-in cupboard.

Bedroom Two

10' 11" x 9' 11" (3.33m x 3.02m)

Bedroom Three

7' 1" x 10' 5" (2.16m x 3.17m)
Having a built-in cupboard.

Bathroom

5' 10" x 8' 10" (1.78m x 2.69m)
Comprising of a W/C. Pedestal sink. Bath with a

shower over.

Exterior

to the front of the property there is a driveway providing off road parking for at least two cars, as well as side gate entrance to the rear garden. Enclosed by fencing, the rear garden is in the majority laid to lawn with an undercover seating area. There are also outbuildings in the garden to include two timber sheds and a store

Agents Note

To be confirmed if the solar panels are owned or leased.

Agents Note

All services/appliances have not and will not be tested.



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welcome to

Rural Avenue, West Pinchbeck Spalding

- THREE BEDROOM SEMI-DETACHED PROPERTY WITH NO ONWARD CHAIN
- THREE RECEPTION ROOMS & BREAKFAST KITCHEN
- FAMILY BATHROOM & DOWNSTAIRS WC
- OFF ROAD PARKING
- GOOD SIZED PRIVATE REAR GARDEN

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG113088 - 0003

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