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5 Mountbatten Avenue, Pinchbeck PE11 3TP

£245,000

BELVOIR!



Key Features

- > DETACHED BUNGALOW
- > TWO BEDROOMS
- > CONSERVATORY
- > GAS CENTRAL HEATING
- > DOUBLE GLAZING
- > GARAGE AND GARDEN
- > Tenure: Freehold
- > EPC rating C

This well-presented detached bungalow offers an excellent opportunity for those seeking a comfortable home in the desirable location of Pinchbeck. The property comprises two bedrooms, providing ample space for both residents and guests. A generous public room forms the heart of the home, complemented by a dedicated breakfast room designed for relaxed, informal dining. The presence of a conservatory allows for appreciation of natural light throughout the day and offers a pleasant outlook onto the private garden.

The kitchen is supported by a convenient utility area, enhancing the practical aspects of daily life. A modern shower room services the property, ensuring a functional and accessible arrangement. Double glazing is fitted throughout, contributing to both comfort and energy efficiency. The inclusion of gas central heating further ensures year-round warmth and reliability.

Further features include a private garden, ideal for relaxation or horticultural interests, and a detached garage providing secure parking or additional storage. The property benefits from owned solar panels, which offer the potential for reduced energy costs and increased environmental sustainability. This sought-after detached bungalow is presented on a freehold tenure, affording long-term security and flexibility for owners.

Local area

Pinchbeck is a well-regarded village situated within a tranquil rural setting. The area is known for its welcoming community atmosphere and offers access to a range of local amenities, including shops, schools, and leisure facilities. Its convenient location ensures good transport links to nearby towns, making it an appealing choice for residents seeking both peaceful surroundings and accessibility.



ENTRANCE PORCH

UPVC double glazed door with UPVC double glazed window to the side elevation, part glazed door to:

ENTRANCE HALL

Radiator, access to loft space, airing cupboard housing hot water tank.

LOUNGE

15'10" x 11'3" (4.8m x 3.4m)

UPVC double glazed window to the front elevation, radiator.

KITCHEN

12'2" x 10'8" (3.7m x 3.3m)

UPVC double glazed window to the rear elevation, range of fitted base and wall units, built in oven and hob, 1 1/2 bowl sink unit with mixer taps over, radiator, pantry.

UTILITY

7'6" x 6'1" (2.3m x 1.9m)

Glazed window and door to breakfast room, wall units, plumbing for washing machine.

WC

UPVC double glazed window to the side elevation, WC, wash hand basin, heated towel rail.

BREAKFAST ROOM

10'8" x 8'10" (3.3m x 2.7m)

UPVC double glazed window to the rear elevation, UPVC double glazed door to the side elevation, UPVC double glazed French door to the conservatory, storage heater.

CONSERVATORY

11'1" x 10'4" (3.4m x 3.1m)

UPVC construction on a low brick base, UPVC French doors to the rear elevation, tiled floor.





SHOWER ROOM

UPVC double glazed window to the rear elevation, three piece suite comprising of WC, wash hand basin, shower cubicle, radiator.

BEDROOM 1

11'11" x 11'4" (3.6m x 3.5m)

UPVC double glazed window to the front elevation, radiator, range of fitted bedroom furniture.

BEDROOM 2

11'10" x 10'4" (3.6m x 3.1m)

UPVC double glazed window to the rear elevation, radiator.

EXTERNALLY

FRONT: Open plan, drive leading to garage, gated side access leading to the rear garden.

REAR: Enclosed by fencing, lawn and patio area, standing for shed and greenhouse.

GARAGE

16'3" x 8'0" (5m x 2.4m)

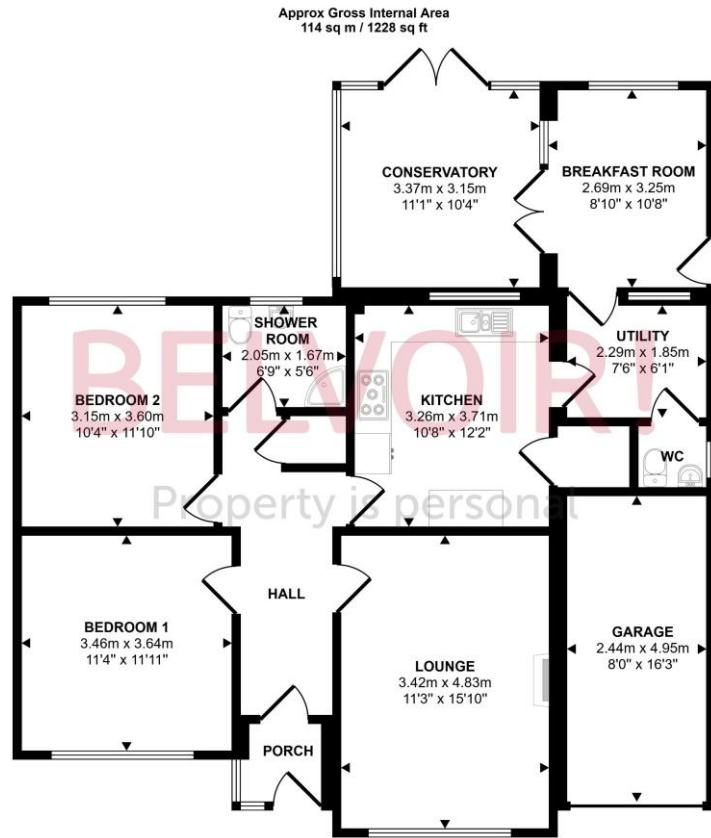
Up and over door, Solar panel control and batteries.

AGENTS NOTE

The property is believed to have owned solar panels with battery storage (this information is to be confirmed) Please contact the office for more information.








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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	74
England & Wales	EU Directive 2002/91/EC 	

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