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58 Pennytoft Lane, Pinchbeck PE11 3PQ

£255,000 Freehold

- Good Sized Plot
- Spacious 3 Bedroom Bungalow
- Gas Central Heating
- Multiple Off Road Parking, Tandem Garage

Spacious detached 3 bedroom bungalow. Accommodation comprising entrance hallway, lounge diner, sun room, kitchen breakfast room, rear porch, 3 bedrooms and family bathroom. Established rear gardens, in and out driveway providing ample parking, tandem garage. No chain.







ACCOMMODATION Open porch with tiled floor leading through an obscure UPVC double glazed door into:

ENTRANCE HALLWAY 19' 10" x 13' 4" (6.06m x 4.07m) Coved ceiling, 2 centre light points, access to loft space, 2 radiators, telephone point, cupboard housing electric consumer unit board, double fitted wall light, central heating thermostat, storage cupboard off housing hot water cylinder with slatted shelving and central heating controls, obscure glazed door into:

LOUNGE DINER 12' 0" x 21' 2" (3.66m x 6.46m) UPVC double glazed window to the front and side elevations, coved ceiling, decorative ceiling rose, centre light point, built-in alcove shelving, 2 radiators, TV point, wooden glazed doors leading into Sun Room, Limestone fireplace with fitted gas coal effect fire, wall light.

SUN ROOM 4' 1" x 8' 2" (1.26m x 2.49m) Aluminium double glazed window to the side elevation, aluminium double glazed sliding patio doors to the rear elevation, wooden beamed ceiling, electric wall heater.











From the Entrance Hallway a door leads into:

KITCHEN BREAKFAST ROOM 8' 4" x 12' 11" (2.55m x 3.95m) Wooden obscured glazed window to the rear elevation and UPVC double glazed window to the rear elevation, wood panelled ceiling, 2 centre light points, radiator, tiled flooring, TV point, fitted with a wide range of base and eye level units, work surfaces over, tiled splashbacks, part wall tiling to the kitchen, inset sink with mixer tap, integrated gas hob with extractor hood over, integrated electric oven, sliding door into:

WALK-IN PANTRY 3' 0" x 4' 6" (0.93m x 1.39m) Skimmed ceiling, centre light point, tiled flooring, shelving.

From the Kitchen Breakfast Room an obscured glazed door leads into:

REAR PORCH 5' 6" x 6' 9" (1.70m x 2.08m) Brick construction with UPVC double glazed window, UPVC double glazed door to the side elevation, skimmed ceiling, strip lighting, plumbing and space for washing machine, storage cupboard off.

From the Entrance Hallway door into:

MASTER BEDROOM 10' 11" x 13' 10" (3.35m x 4.24m) UPVC double glazed window to the front elevation, coved ceiling, centre light point, radiator, fitted furniture comprising 2 double wardrobes, over bed storage units, built-in head board.

BEDROOM 2 8' 11" x 13' 6" (2.72m x 4.13m) UPVC double glazed window to the front elevation, coved ceiling, 2 centre light points, radiator.

BEDROOM 3 6' 11" x 11' 6" (2.11m x 3.53m) UPVC double glazed window to the rear elevation, coved ceiling, centre light point, radiator.

FAMILY BATHROOM 6' 10" x 8' 2" (2.10m x 2.51m) Obscured UPVC double glazed window to the rear elevation, coved ceiling, centre spotlight fitment, radiator, illuminated mirror, extractor fan, fitted with a three piece suite comprising low level WC, pedestal wash hand basin with taps, 'P' shaped bath with taps, shower screen and fitted thermostatic shower over.

EXTERIOR There are hedged boundaries to the front and side elevations, in and out gravelled driveway providing multiple off-road parking. The front garden is laid to lawn with a range of mature shrubs and trees. There is gated access to the rear.

TANDEM GARAGE 8' 7" x 29' 8" (2.63m x 9.05m) Electric garage door, strip light, power points, Glow Worm boiler, 2 UPVC double glazed windows to the side elevation, wooden door to the side elevation, cold water tap.

REAR GARDEN Mainly laid to lawn with a wide range of mature shrub and tree borders, garden pond, patio, external lighting.

Attached to the bungalow there is:

BRICK BUILT STORAGE SHED
BRICK BUILT OUTSIDE WC Lighting and fitted with a low level WC.

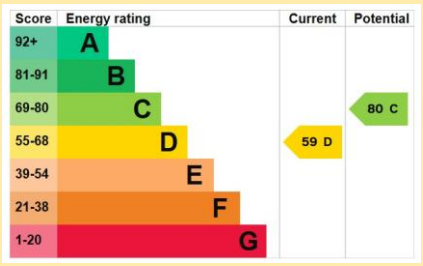
DIRECTIONS From our office proceed north on Pinchbeck Road. Go straight at the next 2 sets of Traffic lights, and straight on at the roundabout. Just after the next set of traffic lights, turn left onto Market Way, bear right onto Pennytoft Lane and the property can be found on your right hand side.

AMENITIES Pinchbeck has a range of shops, awarding winning butchers, doctors surgery, primary school, public house and sports clubs all within easy walking distance of the property. Spalding town centre is less than 2 miles distance and offers a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations.









TENURE Freehold

SERVICES All Mains

COUNCIL TAX BAND C

LOCAL AUTHORITIES
South Holland District Council 01775 761161
Anglian Water Services Ltd. 0800 919155
Lincolnshire County Council 01522 552222

PARTICULARS CONTENT
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Ref: S11983
Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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