

Southgate, Pinchbeck, Nr Spalding, PE11 3PP.



Lounge



Kitchen/Diner



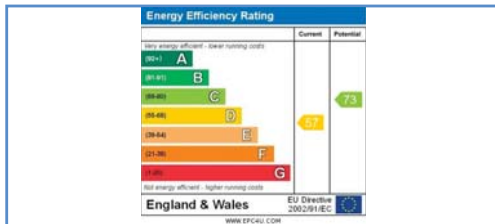
Utility



Bedroom



Enclosed Rear Garden



Energy Performance Certificate

Draft details only may be subject to amendment
None of the statements/measurements in these particulars should be relied on as representations of fact.
Any applications/services mentioned should not be taken as a guarantee that they are in working order.

Registered in England and Wales company No. 012745964 Registered Office: 8 Francis Street, Spalding, Lincolnshire PE11 1AT

Harrison Rose

Estate Agents

FOR SALE



Detached three bedroom bungalow located in Pinchbeck.

Southgate, Pinchbeck, Nr Spalding, PE11 3PP.

- VILLAGE LOCATION
- THREE BEDROOMS
- UTILITY ROOM
- ENCLOSED REAR GARDEN
- NO FORWARD CHAIN

£269,995



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www.harrisonroseproperty.com

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Ground Floor

Hall

Entrance door, built-in airing cupboard, single radiator, laminate flooring, coving to textured ceiling, access to loft, doors to:

Lounge

 5.41m (17'9") x 3.58m (11'9")

UPVC double glazed window to front and side, feature gas fireplace, TV point, two double radiators, coving to textured ceiling.

Kitchen/Dining Room

 4.64m (15'3") x 3.58m (11'9")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink with mixer tap, built-in electric oven and microwave, built-in four ring gas hob, TV point, tiled flooring, built-in storage cupboard housing gas boiler, double radiator, coving to textured ceiling, window to rear, door to:

Utility

 3.42m (11'3") x 2.13m (7')

Fitted with a matching range of base units with worktop space over, space for washing machine, tiled flooring, uPVC double glazed window to side and rear, door to rear garden.

Bedroom 1

 3.58m (11'9") x 2.46m (8'1")

UPVC double glazed window to rear, single radiator, built-in wardrobes.

Bedroom 2

 2.87m (9'5")max x 3.58m (11'9") max

UPVC double glazed window to rear, single radiator, coving to textured ceiling.

Bedroom 3

 2.94m (9'8") x 2.44m (8') max

UPVC double glazed window to front, single radiator, coving to textured ceiling.

Shower Room

Fitted with a three piece suite comprising a shower enclosure, WC and pedestal wash hand basin, fitted cupboards, tiled splashbacks, heated towel rail, tiled flooring, coving to textured ceiling, ½ height tiling surround, uPVC double glazed window to front.

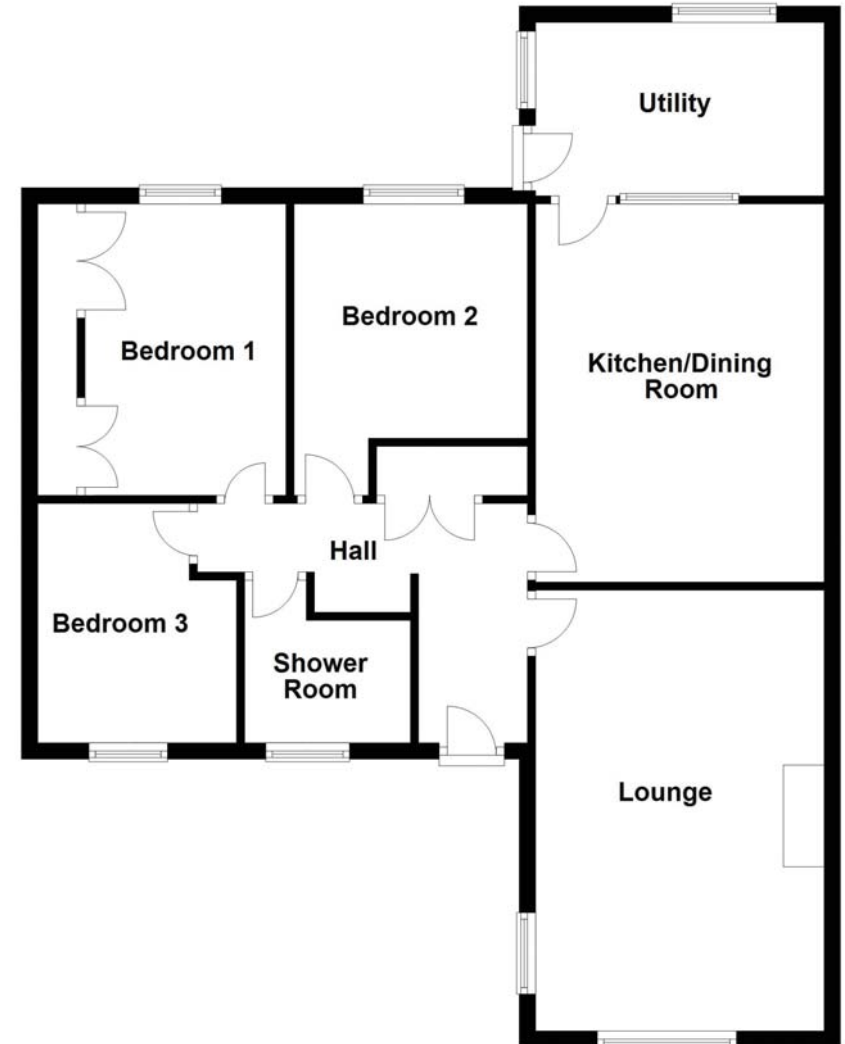
Outside

The front of the property is enclosed via a dwarf wall, laid to lawn with paving to the side allowing for off road parking, leading to garage via an up and over door. Rear garden, mainly laid to lawn with a patio area, a mixture of shrubs and bushes to border, external door leading to garage.

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- Call today to arrange your free valuation -

Floorplan



- To arrange a viewing, please call us 01733 202525 -