



Six House Bank, West Pinchbeck Spalding PE11 3QQ

welcome to

Six House Bank, West Pinchbeck Spalding

Three double bedroom detached family home, IMMACULATLY PRESENTED & IN A SEMI-RURAL POSITION. Four reception rooms, kitchen & utility. FAMILY BATHROOM, EN-SUITE TO MASTER & DOWNSTAIRS WC. Off road parking, partly converted garage & ENCLOSED GARDEN WITH UNDERCOVER SEATING & BAR/GAMES ROOM



Entrance Hall

Having stairs with storage beneath. Polished porcelain tiled flooring.

Study

9' x 7' 3" (2.74m x 2.21m)

Comprising of polished porcelain tiled flooring. Door leading to the gym.

W/C

3' 1" x 6' 2" (0.94m x 1.88m)

Having a W/C. Sink. Tiled flooring.

Lounge

12' 7" x 18' 4" (3.84m x 5.59m)

Comprising of a brick fireplace with open fire. Polished porcelain tiled flooring. Two sets of French doors to the garden.

Dining Room

12' 6" x 11' 9" (3.81m x 3.58m)

Polished porcelain tiled flooring.

Gym

12' 1" x 8' 9" (3.68m x 2.67m)

Having a door to the rear. Gym equipment would stay.

Kitchen

11' 8" x 11' 9" (3.56m x 3.58m)

Comprising of wall and base units. One and a half bowl stainless steel sink with extendable tap. Space for a electric range with a five ring LPG hob. Fridge freezer. Integrated extractor. Fitted two seater breakfast bar. Tiled flooring.

Utility Room

7' 11" x 6' 1" (2.41m x 1.85m)

Having space for a washing machine and tumble dryer. Free standing oil boiler. Tiled flooring. Extractor.

Landing

Comprising of loft access.

Bedroom One

12' 5" x 18' 10" (3.78m x 5.74m)

Having laminate flooring.

En-Suite

4' 4" x 11' 1" (1.32m x 3.38m)

Comprising of a W/C. Pedestal sink. Shower cubicle with thermostatic shower. Extractor. Heated towel rail. Tiled flooring.

Bedroom Two

11' 9" x 18' 3" (3.58m x 5.56m)

Bedroom Three

18' 7" x 9' 4" (5.66m x 2.84m)

Bathroom

7' 8" x 11' 1" (2.34m x 3.38m)

Comprising of a W/C. Pedestal sink. Free standing bath with shower attachment. Double shower cubicle with thermostatic shower. Extractor. Heated towel rail. Tiled flooring.

Exterior

Front: Being enclosed by fencing. Central lawn with raised beds and borders to the rear and side. Patio area with a fitted Gazebo. External power. Two timber sheds.

Bar

7' 9" x 15' 4" (2.36m x 4.67m)

Comprising of power and lighting. Fitted bar with granite surface. Space for a fridge freezer. Beer fridge.

Agents Note

"Please note an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



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Six House Bank, West Pinchbeck Spalding

- THREE DOUBLE BEDROOM DETACHED FAMILY HOME
- FOUR RECEPTION ROOMS, KITCHEN & UTILITY
- FAMILY BATHROOM, EN-SUITE TO MASTER & DOWNSTAIRS WC
- OFF ROAD PARKING & PARTLY CONVERTED GARAGE THAT COULD BE CHANGED BACK
- FULLY ENCLOSED REAR GARDEN WITH UNDERCOVER SEATING AREA & BAR/GAMES ROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: D



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG113523 - 0004

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