



Six House Bank, West Pinchbeck Spalding PE11 3QQ

welcome to

Six House Bank, West Pinchbeck Spalding

Three double bedroom detached family home, IMMACULATELY 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.



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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 - 0003

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