



Benvenue, Dozens Bank, West Pinchbeck

£325,000

THIS PROPERTY OFFERS VERSATILE LIVING ACCOMMODATIONITS THE PERFECT PROPERTY FOR THE GROWING FAMILY

Situated on the outskirts of West Pinchbeck, within a five minute drive of Spalding is this larger than average property offering six bedrooms, three receptions rooms, and a large dining room. The property has the added potential of creating a self contained unit with bedroom and lounge. The accommodation comprises of an entrance hall, lounge, second reception room, cloakroom, utility, kitchen, study, dining room, family room, second utility room, six bedrooms with en-suite to master, family bathroom and an enclosed rear garden with parking to the front.

- Large Detached House
- Six Bedrooms
- Ample Off Road Parking

- Large Dining Room
- Three Reception Rooms
- Study & Two Utility Rooms

ENTRANCE HALL

Upvc wood effect door with inset glazed panel. Two wood effect Upvc windows with leaded light effect to the front aspect. Laminate flooring. BT point. Skimmed and coved ceiling. Spot lights. Storage cupboard. Night storage heater. Stairs to the first floor landing.

CLOAKROOM

Laminate flooring. Toilet. Hand wash basin. Pine skirting and door.

LOUNGE

15'11 x 13'01 (4.85m x 3.99m)

Wood effect Upvc bay window with leaded light effect to the front aspect and an additional window to the side aspect. Carpeted flooring. Television point. Skimmed and coved ceiling. Night storage heater. Pine skirting, door and door frame.

UTILITY ROOM

7'10 x 5'08 (2.39m x 1.73m)

Wood effect window with Upvc lead light effect to the side aspect. Base units with work surface over. Space for washing machine, tumble drier and fridge freezer. Tiled flooring. Skimmed and coved ceiling. Pine skirting door and door frames.

KITCHEN

15'02 x 9'04 (4.62m x 2.84m)

Wood effect windows with Upvc lead light effect to the rear and side aspect. Door to the rear aspect. Selection of base and wall units with work surface over. Tiled splashback. 1 ½ bowl inset sink and drainer. Space for Belling LPG Range cooker. Tiled flooring. Artex and coved ceiling. Spot lights. Night storage heater. Pine skirting, door and door frames.

STUDY/BREAKFAST ROOM

10'0 x 7'07 (3.05m x 2.31m)

Wood effect Upvc window with lead light effect to the rear aspect. Wall to wall storage cupboards. Laminate flooring. Pine skirting and door.

DINING ROOM

17'0 x 12'04 (5.18m x 3.76m)

Two wood effect Upvc windows with lead light effect to the side aspect. Laminate flooring. Skimmed and coved ceiling. Night storage heater. Pine skirting and door. Double doors leading into the family room.

FAMILY ROOM

13'06 x 9'09 (4.11m x 2.97m)

Wood effect Upvc patio doors leading into the rear garden. Laminate flooring. Skimmed and coved ceiling. Pine skirting door frames and door.

SECOND UTILITY ROOM

9'09 x 4'77 (2.97m x 1.50m)

Tiled flooring. Base cupboards. Pine skirting and door. Upvc door leading into the rear garden.

ACCESS FROM THE ENTRANCE HALL



Potential to convert to self contained unit :-

SECOND RECEPTION

12'05 x 11'04 (3.78m x 3.45m)

Wood effect Upvc Bay window with lead light effect to the front aspect. Laminate flooring. Skimmed and coved ceiling. Night storage heater. Pine skirting and door.



BEDROOM SIX

Laminate flooring. Skimmed and coved ceiling. Corner sink. Pine skirting and door.

FIRST FLOOR

LANDING

Carpeted. Loft hatch with access to loft area. Storage cupboard. Smoke alarm. Electric sockets.

MASTER BEDROOM

13'0 x 9'70 (3.96m x 3.00m)

Wood effect Upvc window with lead light effect to the front aspect. Carpet. Wardrobes. Skimmed and coved ceiling. Electric night storage heater. Pine skirting, door frames and door.



EN-SUITE

Frosted wood effect Upvc window with lead light effect to the side aspect. Fully tiled walls. Tiled flooring. Shower cubicle with shower. Xpelair. Toilet. Hand wash basin.

BEDROOM TWO

16'70 x 10'04 (5.13m x 3.15m)

Wood effect Upvc window with lead light effect to the front aspect. Laminate flooring. Wall to wall fitted wardrobes. Electric and coved ceiling. Electric night storage heater. Pine skirting, door frames and door.



BEDROOM THREE DRESSING ROOM

11'09 x 7'08 (3.58m x 2.34m)

Wood effect Upvc window with lead light effect to the front aspect. Laminate flooring. Artex and coved ceiling. Electric night storage heater. Pine skirting, door frames and door. Walk through to bedroom three.

BEDROOM THREE

11'08 x 10'04 (3.56m x 3.15m)

Wood effect Upvc window with lead light effect to the rear aspect. Laminate flooring. Wall to wall fitted wardrobes. Artex and coved ceiling. Pine skirting, door frames and door.



BEDROOM FOUR

13'01 x 7' 09 (3.99m x 2.13m 0.23m)

Wood effect Upvc window with lead light effect to the front aspect. Laminate flooring. Storage cupboard. Artex and coved ceiling. Electric night storage heater. Pine skirting, door frames and door.

BEDROOM FIVE

9'05 x 7'71 (2.87m x 2.41m)

Wood effect Upvc window with lead light effect to the front aspect. Carpeted flooring. Artex and coved ceiling. Pine skirting, door frames and door.

BATHROOM

Frosted wood effect Upvc window with lead light effect to the rear aspect. Vinyl flooring. Three piece suite comprising of toilet, hand wash basin, bath with shower over. Part tongue and grooved walls. Artex and coved ceiling. Pine skirting, door frames and door.



EXTERIOR

The property is approached via a large gravelled area, providing ample parking for numerous vehicles or hard standing for caravan, boat etc.

GARDEN

The garden is fully enclosed by panel fencing and mature trees. It is mainly laid to lawn with gravel and flower borders. There is a large decking area with balustrade. Access to the side of the property with space for LPG tanks. Access to septic tanks. Outside light.

PROPERTY POSTCODE

For location purposes the postcode of this property is: PE11 3NF



VIEWINGS

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

ADDITIONAL INFORMATION

Freehold with vacant possession on completion.

Council Tax Band C



OFFERS

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance with the Estate Agents (undesirable Practices) order 1991 and money laundering regulations.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of your funds from your solicitor.

ARK PROPERTY CENTRE

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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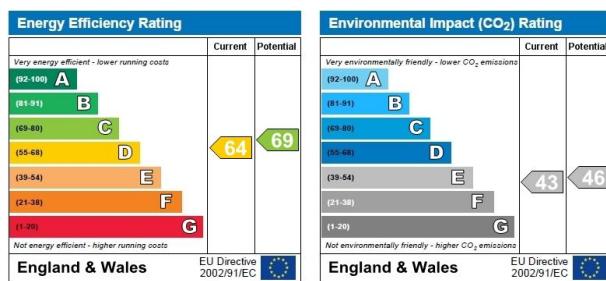
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While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of rooms and other features are approximate. Prospective buyers are advised to make their own enquiries or see statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and equipment shown have not been tested and no guarantees as to their operability or efficiency can be given.
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