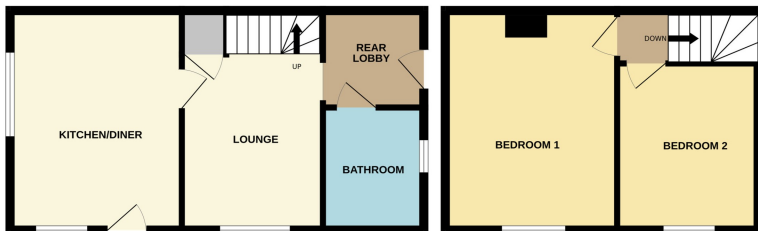




138 Six House Bank, West Pinchbeck, Lincolnshire PE11 3QG

£180,000



*** TWO BEDROOM COTTAGE *** This charming semi-detached cottage occupies a generous plot in the sought-after village of West Pinchbeck. The property blends character and comfort, with a spacious kitchen/diner boasting period features including exposed beams, an inglenook with hob, double ceramic sinks and tiled flooring. The inviting lounge also features exposed beams, wainscoting, and tiled flooring, creating a warm and homely feel. Upstairs, there are two double bedrooms with original flooring, while the ground floor benefits from a family bathroom. Outside, the property offers ample off road parking, a garage, storage shed, and enjoys open field views to the rear beyond low fencing. EPC Energy Rating Currently Unavailable / Council Tax Band A.

PART GLAZED STABLE DOOR TO:

KITCHEN / DINER

12' 0" x 11' 1" (3.66m x 3.38m) (approx) Fitted with a range of eye level and base units with worktop over. Inset twin bowl ceramic sink with twin mixer taps over. Feature brick area with gas hob and eye level double oven. Space for fridge / freezer, plumbing for washing machine. Tiled floor. Inset spotlights, exposed beams. UPVC windows to the front and side.

LOUNGE

9' 9" x 9' 0" (2.97m x 2.74m) (approx) Exposed beams, radiator, wainscoting to walls. Tiled floor, stairs to first floor accommodation with cupboard under.

REAR LOBBY

Radiator, tiled floor, loft access. Door to rear.

BATHROOM

Fitted with a three piece suite comprising bath with electric shower over, wash hand basin and WC. Part tiled, radiator, tiled floor and loft access.

LANDING

Doors to:

BEDROOM ONE

13' 10" x 11' 0" (4.22m x 3.35m) (approx) Window to the side. Wooden floor, radiator and loft access.

BEDROOM TWO

10' 9" x 9' 2" (3.28m x 2.79m) (approx) Window to the side, wooden floor, radiator.

OUTSIDE

To the front, a driveway provides parking for several vehicles and leads to a timber garage.

To the rear, the garden is laid to lawn and enclosed by timber fencing, patio area, mature shrubs and trees.

TIMBER GARAGE

Power and light connected, side door.

TIMBER WORKSHOP

16' 8" x 8' 8" (5.08m x 2.64m) (approx) Power and light connected.

AGENT NOTE:

The floor plan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

