



## **7 Starlode Drove, West Pinchbeck, PE11 3TD**

**£249,950**

NO ONWARD CHAIN! New to market is this characterful three bedroom detached modernised cottage. Benefiting from field views beyond, extensive off-road parking area with detached garage/workshop and situated in a semi-rural village location with easy road links to Spalding Town Centre. Internally the property comprises of entrance hall, living room, dining area, kitchen breakfast, utility room and cloakroom. The first floor offers, three bedrooms and cloakroom. Viewing is highly advised to appreciate what this property has to offer!



**Hallway**



Window to side aspect. Radiator. Cupboard housing fuse box and electricity meter. Stairs to first floor landing.

**Dining Room 17'1" x 7'10" (5.22 x 2.41)**



Original wooden ceiling beams. Antique pine shelving with pine boards. Radiator. Speakers connected to bluetooth audio system. Wall lights.

**Living Room 11'7" x 12'8" (3.54 x 3.88)**



Upvc window to front aspect. Original wooden ceiling beams and upright supports made from tree

trunks. Exposed brick featured wall. Coal effect electric fire set in stone fireplace with sandstone hearth and oak mantle.

**Kitchen 21'9" x 7'2" (6.65 x 2.20)**



Upvc window to rear aspect. Coving to textured ceiling. Led downlights. Ceiling speakers with Bluetooth. Radiator. Base and wall units with some cupboards benefiting from motion sensor work surface over and tiled splashback. Space for electric cooker with cooker hood above. Plumbing and space for dishwasher. Integrated wine rack. Integrated fridge freezer. Stainless steel sink with drainer and mixer tap over.

**Breakfast Room 9'3" x 9'0" (2.83 x 2.76)**



Upvc window to side aspect and Patio doors opening to rear garden. Coving to textured ceiling. Tiled flooring. Radiator.

**Utility Room 5'2" x 5'2" (1.59 x 1.58)**



Upvc window to rear aspect. Worksurface with tiled splashback. Plumbing and space for washing machine. Space for tumble dryer. Wall cupboards. Radiator.

**Ground Floor Bathroom 5'5" x 12'10" (1.67 x 3.93 )**



Upvc window to side aspect. Panelled bath. Wash hand basin. Toilet. Walk in shower with electric shower over. Fully tiled walls and floor. Cabinet with electric heated mirror by motion sensor. Heated towel rail. Shaver point.

**First Floor Landing**

**Cloakroom 2'9" x 8'0" (0.85 x 2.46)**



Wash hand basin. Toilet. Radiator.

**Bedroom One 9'0" x 16'11" (2.75 x 5.16)**



Two Upvc windows to front elevation. Wardrobe with mirrored doors. Radiator.

**Bedroom Two 12'1" x 8'3" (3.70 x 2.53)**



Upvc window to rear elevation. Radiator. Full width wardrobes.



**Bedroom Three 8'3" x 7'5" (2.53 x 2.28)**



Upvc window to rear elevation. Radiator.

**Front Garden**



The front garden is partially enclosed with hedging with a pedestrian gate leading to Indian sandstone pathway to the entrance door. Extensive gravelled driveway providing ample off road parking and vehicular access to the detached garage. Side access leading to the rear garden.

**Rear Garden**



Landscaped rear garden to include, lawn, featured

circular paved area with pond, paved area ideal for seating and entertaining with a retractable sun canopy over the patio doors, brick built BBQ and two garden sheds. Established and matured borders with timber fencing to the side and rear boundaries.

**Solar Panels**



**Detached Garage/Workshop 8'5" x 17'4" (2.58 x 5.3)**



Personnel door and double barn doors opening to the front. Power and lighting. Double glazed window.

### West Pinchbeck

West Pinchbeck is a village west of Pinchbeck approximately 5 miles from the town of Spalding. It has a primary school as well as two public houses and a post office.

### Property Postcode

For location purposes the postcode of this property is: PE11 3TD  
Oil Central Heating  
Mains Drainage

The vendors have made us aware that the property has been completely modernised over the last 6 years which includes new flooring, ceilings to the upstairs room, electrical rewire and water pipes replaced. The oil boiler was installed in 2015 and the oil tank is a 2000 ltr tank with WiFi oil monitor installed in the kitchen.

Waterproof coating was applied in 2018 with all the rendering having been repaired and renewed. Double Glazed windows replaced in 2016. There is a full alarm system and CCTV fitted and included.

The vendors can provide documented evidence to any prospective purchaser.

### Additional Information

TENURE: Freehold with vacant possession on completion.  
EPC RATING: E  
COUNCIL TAX BAND: B  
HEATING: Oil

### PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

### Viewing Arrangements

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.

### Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

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 available 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.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

### Disclaimer

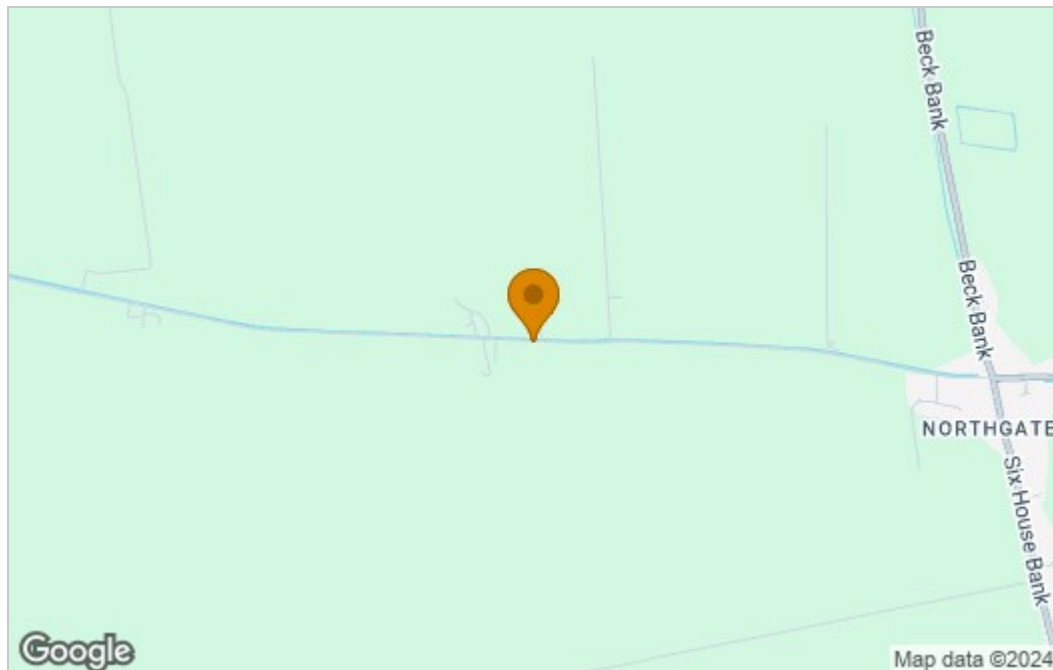
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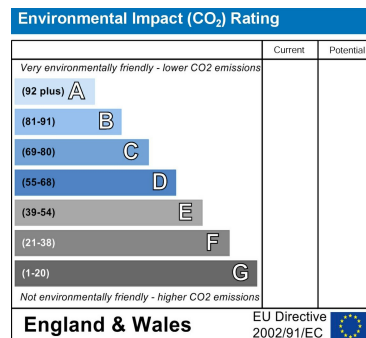
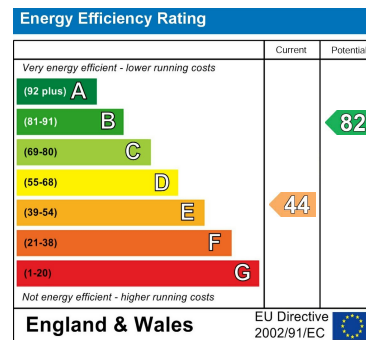
Floor Plan



Area Map



Energy Efficiency Graph



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