



16 Rotten Row, Pinchbeck, PE11 3RH

£290,000

Ark Property Centre are delighted to offer for sale this period detached bungalow in the popular Village of Pinchbeck. Internally comprising hallway with four bedrooms off, lounge, kitchen diner, further dining room plus four piece family bathroom. Externally there is generous off road parking for multiple vehicles and single garage to the front. The rear garden is enclosed by timber fencing and laid to lawn with patio seating area. Contact Ark for more information.

Entrance Hall 24'6" x 2'6" (7.49m x 0.77m)



PVCu double glazed door to side with glazed top light, skimmed ceiling, radiator, doors to bedrooms and lounge.

Bedroom Three 10'4" x 9'9" (3.17m x 2.99m)



PVCu double glazed window to side, skimmed ceiling, radiator, built in storage.

Bedroom Four 10'11" x 9'6" (3.33m x 2.92m)



PVCu double glazed window to side, skimmed ceiling, radiator.



Bedroom Two 10'5" x 10'5" (3.18m x 3.18m)



PVCu double glazed window to front, skimmed ceiling, radiator.

Bedroom One 10'4" x 11'7" (3.16m x 3.55m)



PVCu double glazed window to front, skimmed ceiling, radiator.

Conservatory 11'11" x 8'2" (3.64m x 2.51m)



Brick and PVCu double glazed construction with polycarbonate roof, tiled flooring, radiator.

Lounge 22'11" x 14'0" (6.99m x 4.27m)



PVCu double glazed window and French door to rear, skimmed ceiling, two radiators, gas fireplace.

Bathroom 8'0" x 9'4" max (2.45m x 2.86m max)



PVCu double glazed window to rear, skimmed ceiling with extractor fan. Full height wall tiling and floor tiling, chrome wall mounted heated towel rail, freestanding double ended bath with freestanding chrome bath spout and hand held shower attachment, D shape shower cubicle with glass sliding doors, chrome thermostatic shower riser with rainfall head and hand held attachment, close coupled toilet with push button flush, wall mounted vanity unit with twin basins and chrome mixer taps over.





Kitchen 15'4" x 12'8" (4.68m x 3.88m)



PVCu double glazed window to front, skimmed ceiling with recessed ceiling spotlights, tiled flooring, wall mounted gas central heating boiler. Fitted with a matching range of base, eye level and display units with granite worktops and matching upstand, tiled splashback, freestanding Smeg range cooker with six gas burners, grill plate and twin ovens, matching Smeg extractor hood over, 1 1/2 bowl stainless steel sink with hot/cold and filter mixer tap over, integrated fridge, integrated freezer, integrated eye level microwave, integrated dishwasher, radiator, doors to dining room and garage.



Dining Room 8'2" x 12'11" (2.51m x 3.94m)



Flexible as a dining room, play room or home office. PVCu double glazed window to rear, skimmed ceiling, radiator. PVCu double glazed door opening to garden.

Outside

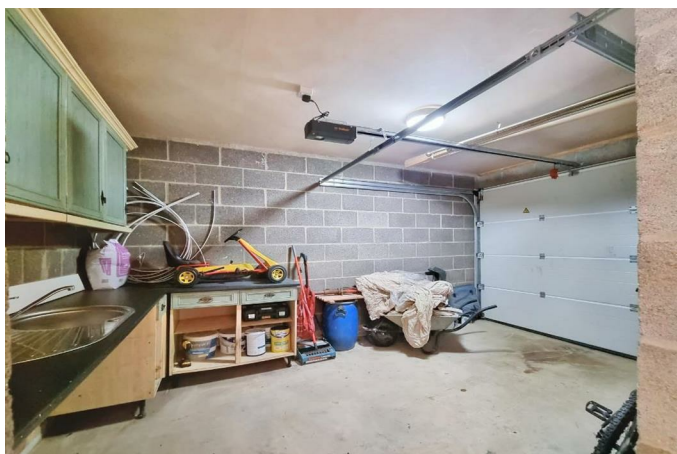


To the front of the property is a gravel driveway providing off road parking for multiple vehicles and

leading to single garage. Gated access leads to the rear garden which is enclosed by timber fencing and laid to lawn with generous patio seating area.



Garage 9'0" x 14'10" (2.75m x 4.53m)



Power and light connected. Electric sectional garage door with courtesy light, fitted units with worktop and stainless steel sink unit.

Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING: D

COUNCIL TAX BAND: B

PLEASE NOTE:

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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

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

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.

Property Postcode

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

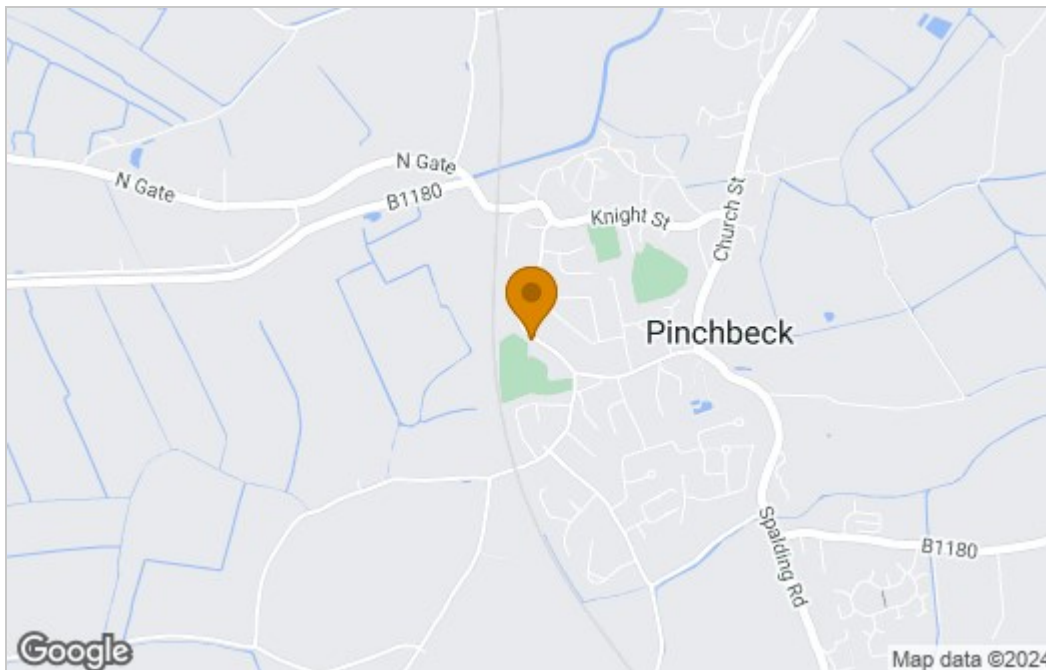
Viewing Arrangements

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.

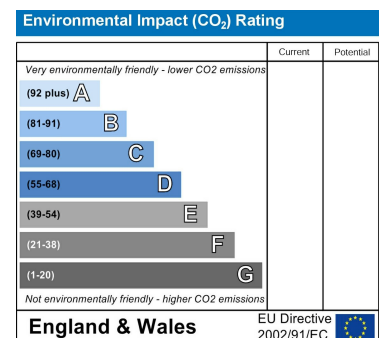
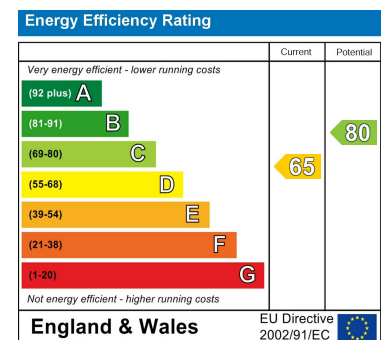
Floor Plan



Area Map



Energy Efficiency Graph



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