

17 Walpole Close, Pinchbeck, PE11 3ZD

£235,000

Discover the epitome of village living in this stunning three-bedroom home nestled in Pinchbeck. Boasting tasteful decor and modern amenities, this residence offers the perfect blend of comfort and convenience. With local amenities just steps away with Pinchbeck at your fingertips, you'll experience the true essence of community living. Don't miss the chance to call this charming property your own.

Book your viewing today and envision yourself embracing the idyllic lifestyle of Pinchbeck.

Entrance Hallway 6'7" x 10'7" (2.02m x 3.25m)

Composite part glazed entrance door to front aspect. Stairs to first floor landing. Luxury vinyl tile flooring. Radiator. Door to kitchen and opening to living room.

Living room 14'11" x 16'2" (4.56m x 4.93m)

PVCu double glazed French doors to garden. Skimmed ceiling. Luxury vinyl tiled flooring. Wall mounted power and TV aerial combination plate. Two radiators. Door to cloakroom and under stairs cupboard.

Kitchen 7'11" x 10'11" (2.42m x 3.35m)

PVCu double glazed window to front aspect. Skimmed ceiling with recessed ceiling spotlights. Fitted with a matching range of base and eye level units. Worktop space with matching upstands and cooker splashback. 1 1/2 bowl stainless steel sink with drainer and chrome mixer tap over. Four ring gas hob with integrated oven and extractor hood over. Integrated fridge fridge/freezer and

integrated dishwasher. Space and plumbing for washing machine. Luxury vinyl tiled flooring.

Cloakroom 3'2" x 5'7" (0.99m x 1.71m)

Skimmed ceiling with extractor fan. Close coupled toilet and pedestal wash hand basin with chrome mixer tap over and tiled splash back. Radiator.

First Floor Landing 9'7" x 6'7" (2.93m x 2.02m)

Skimmed ceiling with loft hatch. Doors to bedrooms and bathroom.

Bedroom One 11'7" x 10'0" (3.54m x 3.05m)

PVCu double glazed window to rear elevation. Radiator. Skimmed ceiling. Double built in wardrobes with hanging rail and shelving. Door to:

**Ensuite 4'11" x 7'3" max inc shower cubicle
(1.50m x 2.23m max inc shower cubicle)**



PVCu double glazed window to rear elevation. Skimmed ceiling with recessed ceiling spotlights and extractor fan. Fitted with a three piece suite comprising shower cubicle with rain fall shower head and mains hand held attachment. Close coupled toilet and pedestal wash hand basin with chrome mixer tap over. Chrome heated towel rail. Shaving point. Full height tiling to all walls.

Bedroom Two 7'11" x 9'9" (2.43m x 2.98m)



PVCu double glazed window to front elevation. Skimmed ceiling. Radiator.

Bedroom Three 6'7" x 6'9" (2.02m x 2.08m)



PVCu double glazed window to front elevation.

Skimmed ceiling. Radiator. Over stairs storage cupboard.

Bathroom 8'2" x 6'3" (2.50m x 1.93m)



Skimmed ceiling with recessed ceiling spotlights and extractor fan. Full height tiling to all walls. Fitted with a three piece suite comprising panel bath with chrome mixer tap and hand held shower attachment over. Close coupled toilet and pedestal wash hand basin with chrome mixer tap over. Shaving point. Chrome heated towel rail.

Garage 19'3" x 9'8" (5.87m x 2.95m)



Power and light connected. 4x double sockets.

Front Driveway

To the front of the property is a low maintenance garden with a driveway providing off road parking, electric car charging point and vehicular access to the single garage.

Rear Garden 26'3" x 40'0" (8.02m x 12.21m)



Fully enclosed South facing rear garden. Landscaped with patio area ideal for seating and entertaining. Artificial grass lawn with small fish pond and water feature with lighting. Courtesy door to garage. Security lighting. LED flood light, multiple electric points and electric awning.

Property Postcode



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

Additional Information



Freehold with vacant possession on completion.

MANAGEMENT COMPANY: Primm

CHARGE: £170.49 PER YEAR

HEATING: GAS

DRAINAGE: MAINS

PLEASE NOTE:

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

Viewing

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.

Offers 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 with the Estate Agents (undesirable Practices) order 1991 and money laundering regulations. The business will perform a Money Laundering Check as part of its Money Laundering Policy and this will be performed via Veriphy.

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

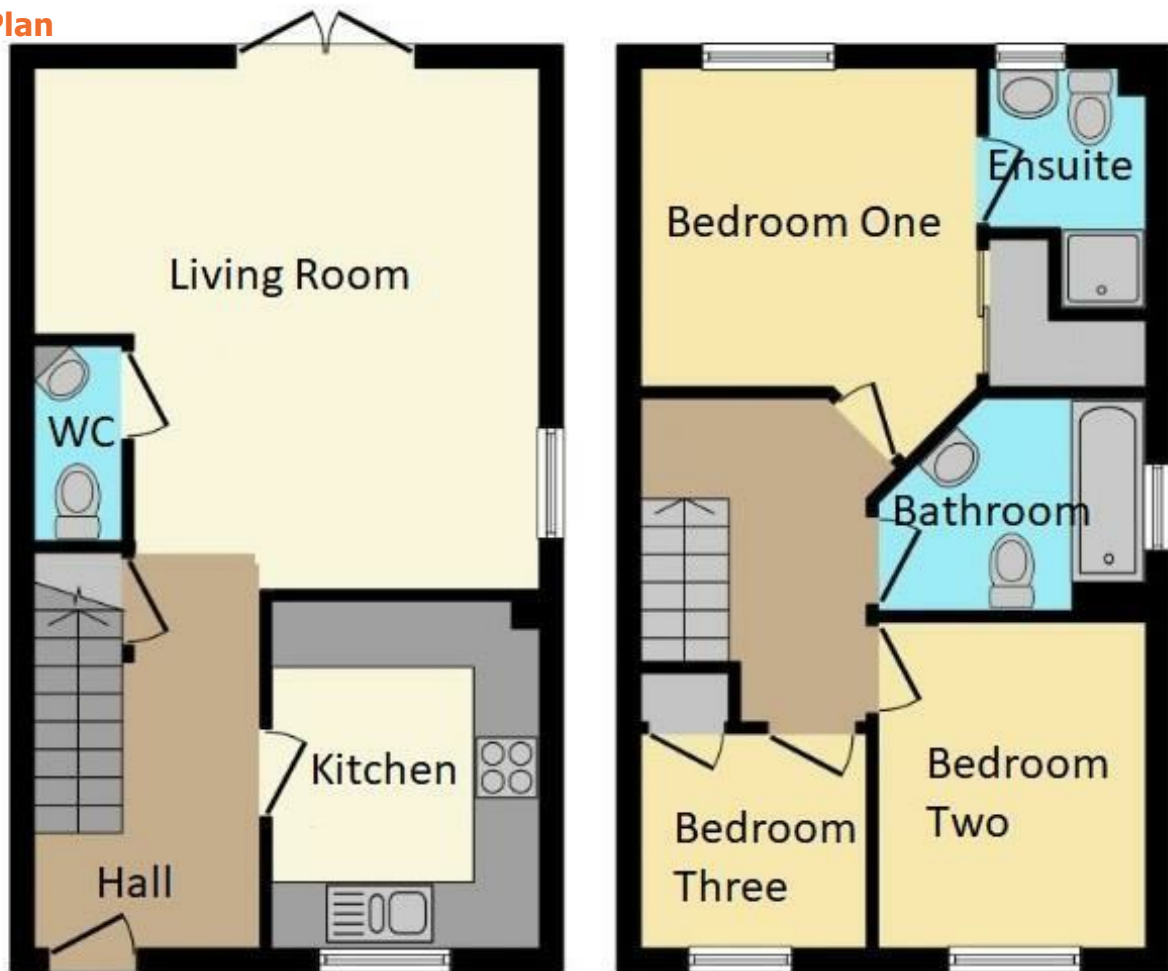
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

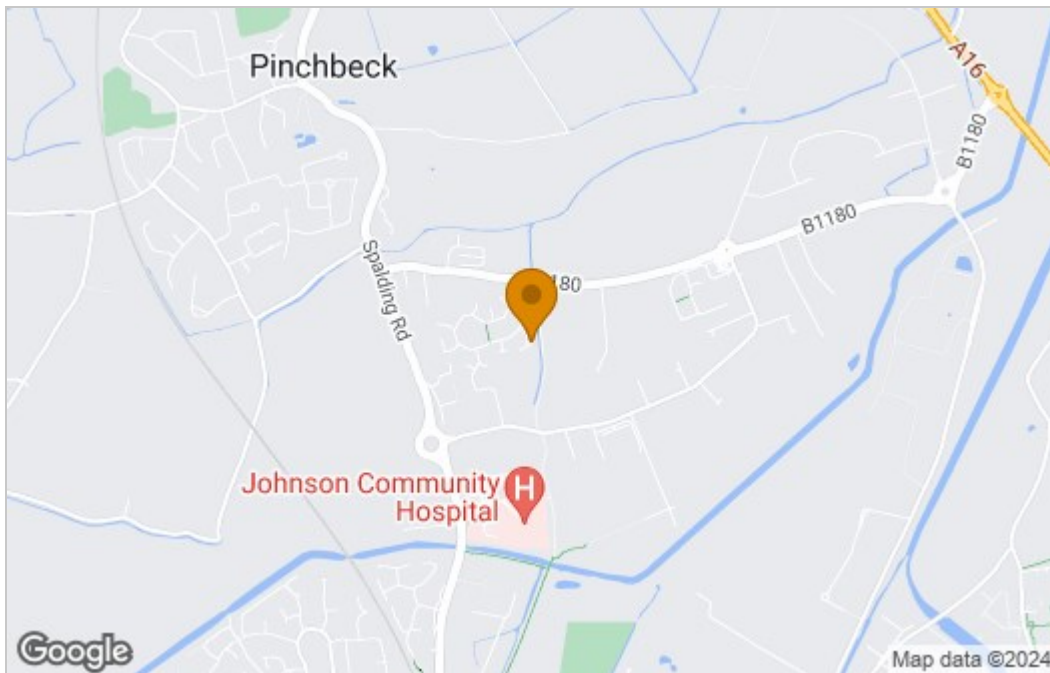
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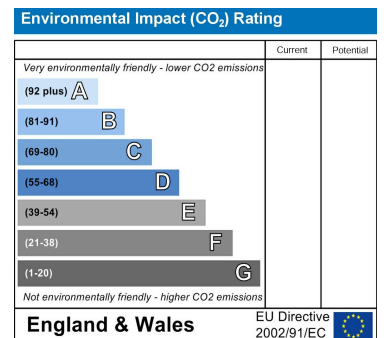
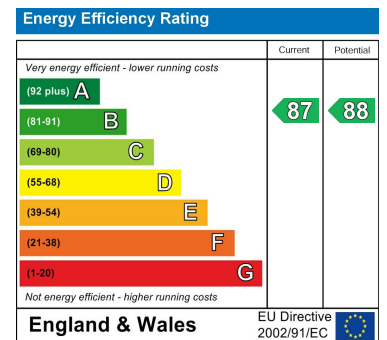
Floor Plan



Area Map



Energy Efficiency Graph



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