

The Yew Beck Bank, West Pinchbeck, PE11 3QN

£375,000

Your search for the idyllic countryside bungalow ends here! Nestled within a picturesque setting, this stunning development showcases top-notch design and careful attention to detail. Come and explore this amazing three-bedroom bungalow and see its beauty for yourself. Book a viewing now and picture your dream lifestyle in this peaceful and charming location.

Before entering the property, you're greeted by a charming storm porch, adding character and style to the bungalow right from the start. Stepping through the sleek black composite door into the entrance hall, you're immediately struck by the spaciousness, complemented by a convenient storage cupboard, with no unsightly radiators, as the bungalow boasts underfloor heating throughout, with individual controls in every room.

Get in now to have opportunity to customise your kitchen from a selection of stunning options offered by the 'Symphony' range. Even without upgrades, you'll find a range of wall and base units with stylish worktops and splashbacks, a one and a half bowl sink with a mixer tap, a built-in double oven, an induction hob with an extractor over it, and integrated white goods. Recessed ceiling downlights illuminate the space, adding to the modern ambiance. Your choice of flooring extends from the kitchen to the bathroom, with various options available when purchasing the bungalow. The highlight of the living space is the fantastic bi-fold doors, seamlessly connecting the indoors to the patio and garden area. Here, you can enjoy the captivating field views, enhancing the overall delight of this property.

Entrance Hall



Storm porch over entrance door. Black composite door opening into the entrance hall with a storage cupboard, underfloor heating throughout with controls in each room. Oak veneered doors and chrome effect handles

Kitchen Diner 21'1" x 10'2" (6.45 x 3.1)



A range of wall and base units with worktop over, Blanco 1 1/2 Bowl Sink drainer with mixer tap, built in double oven, induction hob with extractor over, integrated fridge freezer, integrated dishwasher, Underfloor Heating Control, Recessed Ceiling Downlights. Tiled Floor (to kitchen area) and Splashbacks. TV Point and fantastic bi-fold doors leading onto the patio area. Oak veneered doors and chrome effect handles

Utility Room 9'1" x 6'9" (2.77m x 2.06m)



Matching the kitchen with base units with worktop over, Blanco inset sink with mixer tap, plumbing for washing machine and space for tumble dryer, Underfloor Heating Control, Recessed Ceiling downlights. Tiled Floor and splashbacks. Door to Garden and handy Internal door to garage.

Lounge 17'7" x 11'6" (5.36m x 3.51m)



Upvc window to rear and side, Multi Media Panel and Underfloor Heating Control. Oak veneered doors and chrome effect handles

Bedroom 1 12'4" x 12'8" (3.76 x 3.87)



Upvc window to front, Telephone and TV point, Underfloor Heating Control and door to en-suite. Oak veneered doors and chrome effect handles.

En-Suite 8'6" x 3'11" (2.6 x 1.2)



Large shower cubicle with rainwater head and separate shower extension, toilet, wash hand basin with vanity unit, Heated Towel rail, recessed ceiling downlights, shaver point, tiled flooring, half tiled walls and extractor fan. Oak veneered doors and chrome effect handles.

Bedroom 2 12'11" x 11'10" (3.94m x 3.61m)

Upvc window to front, Telephone and TV points. Pendant light fitting and Underfloor Heating Control. Oak veneered doors and chrome effect handles.

Bedroom 3 8'10" x 10'2" (2.69m x 3.10m)



Upvc window to rear, Telephone and TV point. Pendant light fitting and Underfloor Heating Control. Oak veneered doors and chrome effect handles.

Bathroom 11'10" x 8'1" (3.61m x 2.46m)



Frosted Upvc window to side, four piece suite with separate shower cubicle, bath, toilet, wash hand basin with vanity unit, heated towel rail, shaver point, underfloor heating controls, tiled flooring, half tiled walls and extractor fan

Double Garage 18'7" x 17'5" (5.66m x 5.31m)



Two single electric black roller doors, power, lighting and internal door from utility room.

Front Garden

Accessed via a private driveway leading to a gravelled driveway to front providing of road parking for two vehicles in front of double garage, lawn area with path leading around to the side gate with open field views.

Rear Garden



Extended patio area, garden area, external lighting, air source heat pump and fully enclosed rear garden, with timber fence panelling

Property Postcode

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

Additional Information

MEASURING 1194 SQ FT NOT INCLUDING DOUBLE GARAGE

TENURE: Freehold with vacant possession on completion.

EPC RATING: PREDICTED B

COUNCIL TAX BAND: D

HEATING : AIR SOURCE HEAT PUMP with all rooms having underfloor heat controls

DRAINAGE - MAINS DRAINAGE

WARRANTY : 10 Year Structural Warranty

PLEASE NOTE:

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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.

Highgrove Homes

" The Rookery" development is built by local developer Highgrove Homes.

Highgrove Homes (Spalding) Ltd was established in 2018, and is an independent housebuilder, specialising in building High Quality, luxury new-build properties in Lincolnshire. We aim to provide

individual and aesthetically pleasing new-build properties, that are imaginative and blend with the rural landscapes of the beautiful Lincolnshire countryside. There is no standard Highgrove Homes (Spalding) Ltd design, with each project taking inspiration from its location and the surrounding architecture to create individual dwellings with identity and character. An eye to fabulous views is key to the sites we select for our new development locations in Lincolnshire. You can find examples of our existing luxury new-build homes in Whaplode, Weston Hills, Holbeach St Johns and West Pinchbeck in Lincolnshire.

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.

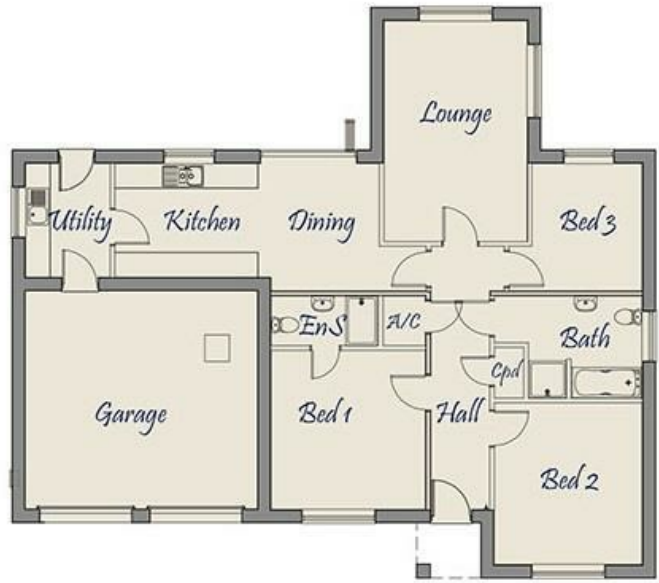
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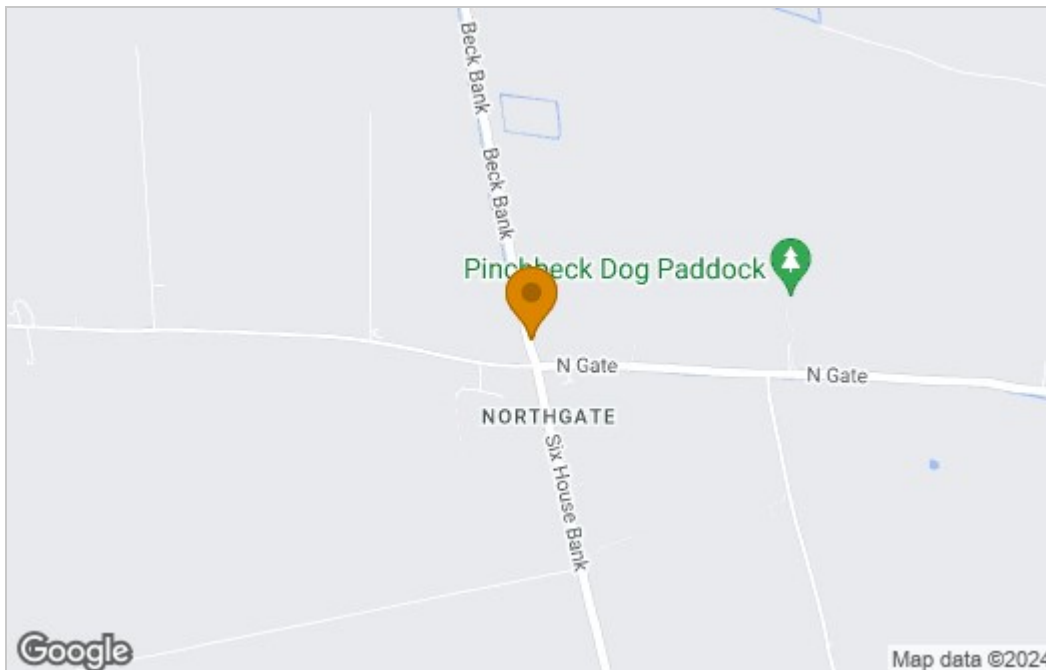


Floor Plan

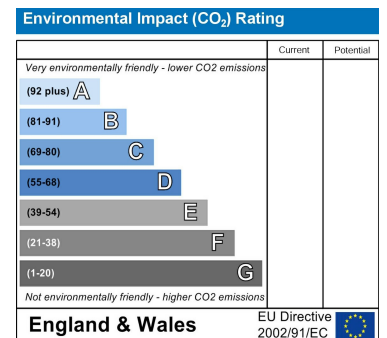
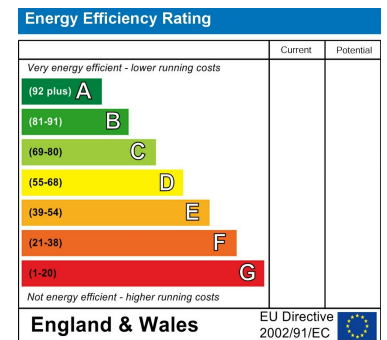
Kitchen/Dining	- 6.45m x 3.1m	- 21'2" x 10'2" (max)
Lounge	- 5.36m x 3.5m	- 17'7" x 11'6"
Utility	- 2.78m x 2.05m	- 9'1" x 6'9"
Bathroom	- 3.6m x 2.46m	- 11'10" x 8'1" (max)
Bedroom 1	- 3.76m x 3.87m	- 12'4" x 12'8"
En-suite	- 2.6m x 1.2m	- 8'6" x 3'11"
Bedroom 2	- 3.93m x 3.6m	- 12'11" x 11'10"
Bedroom 3	- 2.68m x 3.1m	- 8'10" x 10'2"
Garage	- 5.66m x 5.32m	- 18'7" x 17'5"



Area Map



Energy Efficiency Graph



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