



The Magnolia Beck Bank, West Pinchbeck, PE11 3QN

£450,000

Looking for the ideal bungalow that stands out from the rest? Look no further! Highgrove Homes, known for their dedication to quality, introduces an exceptional development in West Pinchbeck. Take a closer look at the details and see first hand the quality finish that's standard. Call to book your viewing today

Introducing another gem in Highgrove Homes' development in West Pinchbeck. This bungalow offers comfort and elegance, boasting a spacious interior and design features. At the heart of the home lies the open-plan kitchen and living area, fitted with a choice of 'Symphony' units and modern appliances, The adjoining dining area benefits from natural light, with views of the garden and is perfect for entertaining.

Externally, this bungalow sits at the front of the development, with a gravelled driveway providing ample parking space in front of the detached double garage. Behind the garage lies an additional garden area, ideal for a shed or workshop, boasting views of the charming magnolia tree – a delightful touch that lends its name to this exceptional property.

Entrance Hall



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

Cloakroom

Toilet, wash hand basin and tiled splashbacks. Oak veneered doors and chrome effect handles

Open Plan Kitchen Living Area



Open plan with views overlooking the garden.

Living Area 21'8" x 19'7" (6.60m x 5.97m)

Bi-Folding doors leading onto the patio area. TV point.

Kitchen Area 14' x 10'1" (4.27m x 3.07m)



A selection of base and wall units with worktops over, splashbacks, feature island with additional storage under, a double oven, induction hob with extractor over, integrated fridge freezer, integrated dishwasher, Blanco bowl sink drainer with mixer tap and tv point.

Utility Room 9'7" x 5'7" (2.92m x 1.70m)



Base units with worktop over, Blanco sink with mixer tap, space for washing machine and tumble dryer and Upvc door to side. Oak veneered doors and chrome effect handles

Bedroom 1 15'4" x 11'11" (4.67m x 3.63m)



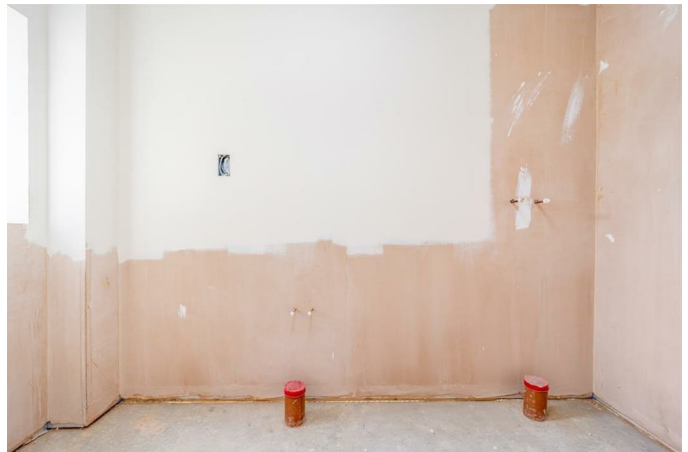
Upvc window to front, tv point and telephone point. Oak veneered doors and chrome effect handles

Dressing Room 10'1" x 7'2" (3.07m x 2.18m)



Upvc window to rear. Ample clothes hanging space with dressing area and door off leading to the en-suite. Oak veneered doors and chrome effect handles

En-Suite 10'1" x 4'4" (3.07m x 1.32m)



Double shower cubicle with rainwater head and separate shower extension, toilet, wash hand basin with built in vanity unit, heated towel rail, shaver point, half tiled walls and tiled flooring. Oak veneered doors and chrome effect handles

Bedroom 2 14'0" x 12'6" (4.27m x 3.81m)



Upvc window to front, telephone point and tv point. Oak veneered doors and chrome effect handles

Bedroom 3 11'0" x 10'9" (3.35m x 3.28m)



Upvc window to front, telephone point and tv point

Bathroom 10'1" x 7'9" (3.07m x 2.36m)



Four piece bathroom suite with a bath, separate shower cubicle with rainwater head and shower extension, toilet, wash hand and toilet with vanity

unit inset, heated towel rail, shaver point, half tiled walls and tiled flooring. Oak veneered doors and chrome effect handles

Double Garage 19'9" x 19'7" (6.02 x 5.99)



Black electric roller garage door, power, lighting and personnel door

Front Garden

A gravelled driveway, with ample parking for numerous vehicles leading to the large detached double garage. To the front of the property is a lawn area and path leading around the property to side.

Rear Garden



Accessing the site gate around to the rear of the garden you will find the extended patio area, garden area which is fully enclosed with fence panelling.

Property Postcode

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

Additional Information

MEASURING 1603 SQ FT NOT INCLUDING THE 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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Location

West Pinchbeck is a charming village nestled in the Lincolnshire countryside, known for its picturesque landscapes and rich agricultural heritage. providing a quaint and peaceful ambiance. With its idyllic setting West Pinchbeck offers a tranquil retreat from the hustle and bustle of modern life.

The slightly larger village of Pinchbeck is just a short drive away, where you will find local shops, takeaways, florist, pharmacy and a renowned butchers and 'The Ship' pub is located on the river, perfect for meeting up with friends and family.

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 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 their existing luxury new-build homes in Whaplode, West 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.

Disclaimer

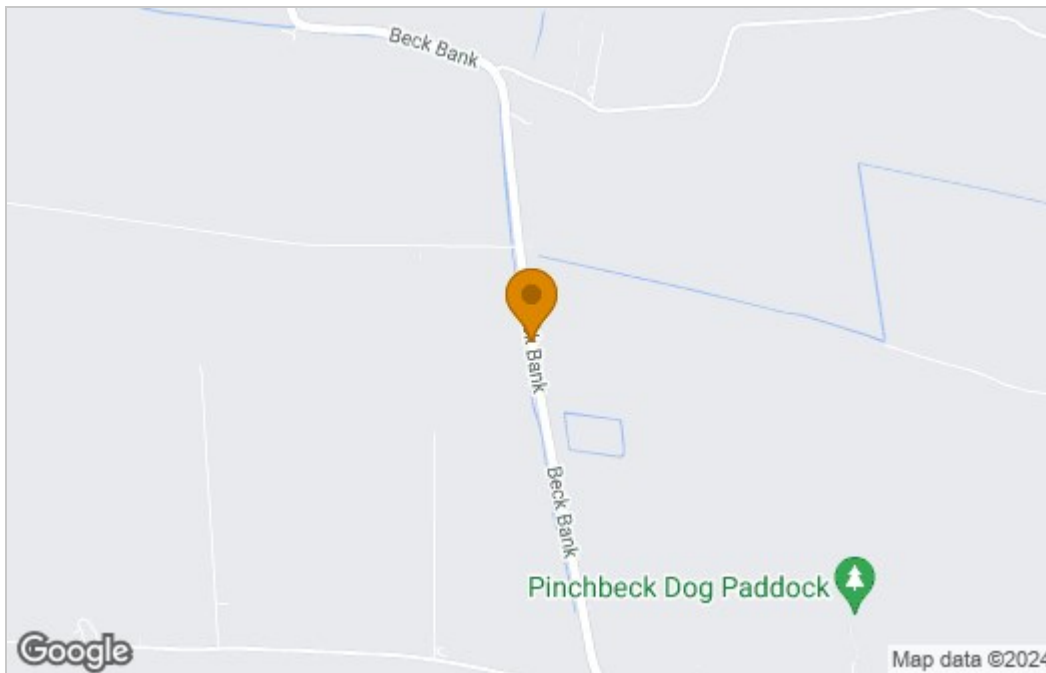
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Floor Plan

Living/Dining	-	6.6m x 5.97m	-	21'8" x 19'7" (max)
Kitchen	-	4.26m x 3.07m	-	14' x 10'1"
Utility	-	2.91m x 1.7m	-	9'7" x 5'7"
WC	-	1.7m x 1.2m	-	5'7" x 3'11"
Bathroom	-	3.06m x 2.36m	-	10'1" x 7'9"
Bedroom 1	-	4.67m x 3.64m	-	15'4" x 11'11"
Dressing	-	3.06m x 2.19m	-	10'1" x 7'2"
En-suite	-	3.06m x 1.32m	-	10'1" x 4'4"
Bedroom 2	-	4.26m x 3.82m	-	14' x 12'6"
Bedroom 3	-	3.37m x 3.27m	-	11'1" x 10'9"
Garage	-	6.02m x 5.99m	-	19'9" x 19'8"



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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