

## **The Holly Beck Bank, West Pinchbeck, PE11 3QN**

**£395,000**

Step into luxury with Highgrove Homes' stunning new bungalow that sets the standard in the area. This exclusive development boasts four exquisite bungalows, each accompanied by a double garage in this semi rural location. Can you see yourself in this property, living your dream lifestyle? Make it a reality - contact us today?

Welcome to your new build bungalow, where functionality and design come seamlessly together. Approaching the property, the charming storm porch offers practical shelter on those rainy english days and adds to the aesthetic appeal of the attractive brickwork. Stepping inside, you're greeted by a welcoming entrance hall, where your viewing begins. The bungalow features underfloor heating, ensuring comfort in every room, with individual heating controls for added convenience and no unsightly radiators. The developer offers a versatile range of flooring options throughout, allowing you to personalise your space to your liking.

The heart of the home, is the stunning open plan kitchen, living area, fitted with a choice of 'Symphony' units, complete with a range of modern appliances including double oven, induction hob, integrated fridge freezer, dishwasher, and more. Moving through to the dining area, you'll find yourself in the breathtaking open space, flooded with natural light and offering picturesque views of the garden – an ideal setting for entertaining guests. Step outside to discover the South-eastly facing garden.

### Entrance Hall



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

### Open Plan Kitchen Living 31'7" x 14'4" (9.63m x 4.37m)



### Kitchen Area



Open plan living area comprising of 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.

### Lounge Area



Bi-fold doors leading out onto the patio area. TV point and underfloor heating controls.

### Utility Room 7'10" x 7'11" (2.39m x 2.41m)



Matching the kitchen including, baseline units, with worktops over, Blanco inset sink with mixer tap, plumbing for washing machine and space for tumble dryer, Underfloor Heating Control, Recessed Ceiling downlights. Tiled Floor, splashbacks and Door to Garden.

### Cloakroom

Upvc window to side, wash hand basin with tiled splashbacks and toilet. Oak veneered doors and chrome effect handles

### Bedroom 1 18'6" x 10'6" (5.64m x 3.20m)



Upvc window to front, tv point telephone point, underfloor heating controls and door to

### En-Suite 8'10" x 4'0" (2.7 x 1.22)



Large double shower cubicle with rainwater head and separate shower extension, toilet, wash hand basin with vanity unit, heated towel rail, shaver point, tiled floor, half tiled walls and extractor fan

**Bedroom 2 13'7" x 11'1" (4.14m x 3.38m)**



Upvc window to side, Telephone and TV points. and Underfloor Heating Control. Oak veneered doors and chrome effect handles

**Bedroom 3 12'9" x 10'3" (3.89m x 3.12m )**



Upvc window to rear, Telephone and TV points. and Underfloor Heating Control. Oak veneered doors and chrome effect handles

**Bathroom 8'10" x 7'1" (2.69m x 2.16m)**



Frosted Upvc window to rear, 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. Oak veneered doors and chrome effect handles

**Double Garage 18'4" x 18'3" (5.59m x 5.56m)**

Black electric roller garage door, power, lighting and personnel door leading onto rear path.

**Front Garden**



Gravelled driveway in front of garage providing off road parking for three vehicles, two small lawn areas and path leading around to side gate.

## Rear Garden



Extended patio area, garden area, external lighting fully enclosed with timber fence panelling

## Property Postcode

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

## Additional Information

MEASURING 1345 SQ FT EXCLUDING 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

## 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 build 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 other 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.

## Disclaimer

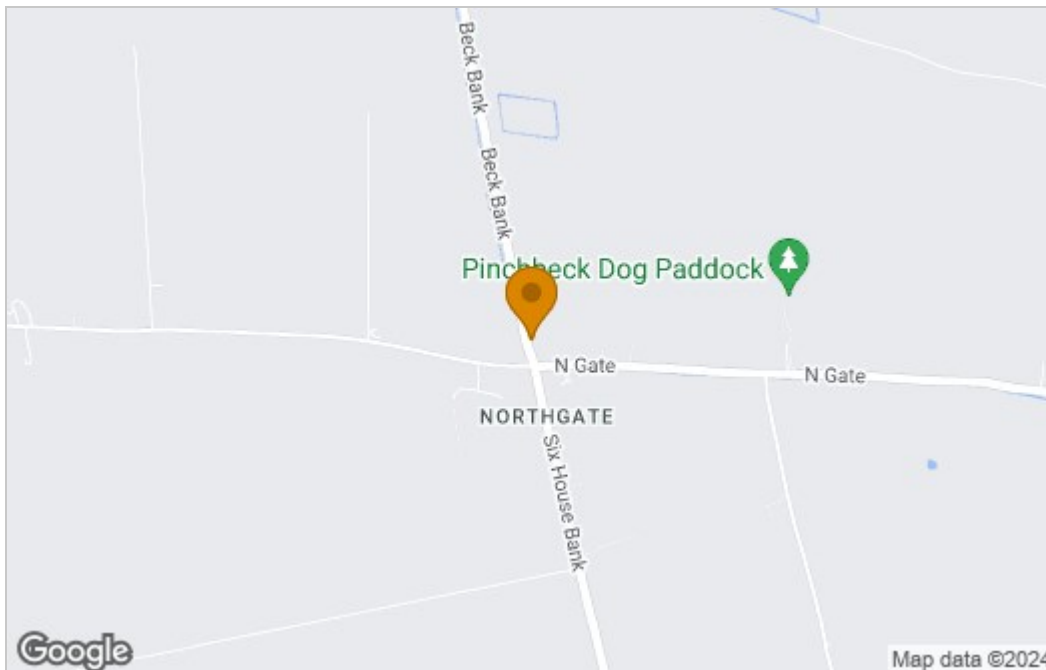
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to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

## Floor Plan

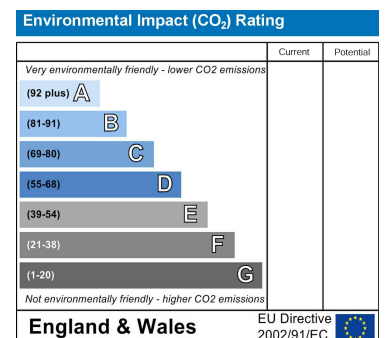
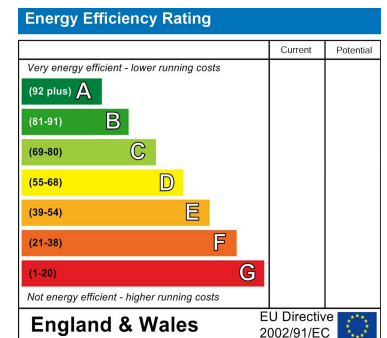


<i>Kitchen,</i>	
<i>Living &amp; Dining</i>	- 9.63m x 4.36m - 31'7" x 14'4"
<i>Utility</i>	- 2.38m x 2.41m - 7'10" x 7'11"
<i>WC</i>	- 1m x 2.38m - 3'3" x 7'10"
<i>Bathroom</i>	- 2.7m x 2.15m - 8'10" x 7'1"
<i>Bedroom 1</i>	- 5.65m x 3.2m - 18'6" x 10'6"
<i>En-suite</i>	- 2.7m x 1.22m - 8'10" x 4'
<i>Bedroom 2</i>	- 4.15m x 3.37m - 13'7" x 11'1"
<i>Bedroom 3</i>	- 3.88m x 3.12m - 12'9" x 10'3"
<i>Garage</i>	- 5.57m x 5.56m - 18'4" x 18'3"

## Area Map



## Energy Efficiency Graph



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