



## **69 Gallery Walk, Pinchbeck, PE11 3XJ**

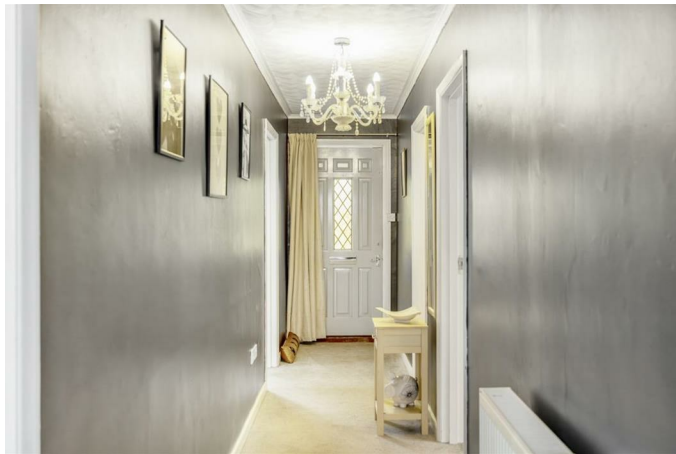
**£210,000**

Nestled in a serene and secluded setting, this charming detached bungalow offers the perfect retreat from the hustle and bustle of everyday life. Accessible via a picturesque footpath, this unique property promises tranquility and privacy, enclosed by timber fencing and mature hedging. The bungalow features an open plan living area, a well-appointed kitchen, two spacious bedrooms, and a modern bathroom. Outside, the generous garden provides ample space for relaxation and outdoor activities. Ideal for those seeking a peaceful haven, this off-road gem combines rustic charm with modern comforts. Don't miss the opportunity to own this idyllic countryside escape.

### Entrance Hallway



Part glazed entrance door to front, coving to textured ceiling, radiator, doors to open plan living area, bedrooms and bathroom.



### Open Plan Living Room and Kitchen 36'7" x 11'1" (11.15 x 3.38)



### Living Room Area



PVCu double glazed windows to front and side, skimmed ceiling, radiators, central chimney breast with inset log burner.



**Kitchen Area**



PVCu double glazed window and door to side, skimmed ceiling with recessed ceiling spotlights, tiled flooring. Fitted with a matching range of base and eye level units with worktop space and breakfast bar seating, four ring induction hob, integrated eye level oven, grill and microwave, composite sink and drainer with mixer tap over, space for washing machine, wall mounted electric central heating boiler,



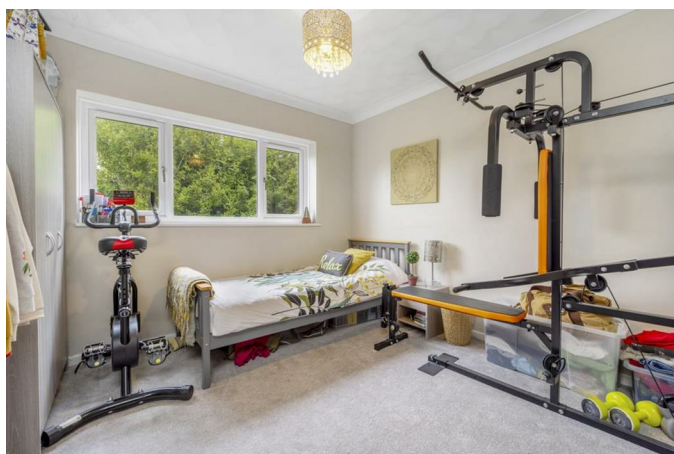
**Bedroom One 11'3" x 10'5" (3.43 x 3.18)**



PVCu double glazed window to front, coving to textured ceiling, radiator.



**Bedroom Two 11'3" x 10'4" (3.43 x 3.15)**



PVCu double glazed window to side, coving to textured ceiling, radiator.

**Bathroom 11'3" x 5'10" (3.43 x 1.78)**

PVCu double glazed window to rear, coving to textured ceiling, wall and floor tiling, wall mounted heated towel rail. Fitted with a three piece suite comprising P shape bath with chrome mixer tap over and electric shower, pedestal wash hand basin with chrome mixer tap over and close coupled toilet with push button flush.

**Exterior**

The bungalow can be accessed by foot from Flaxmill Lane. There is a secure gate opening to the front garden which is laid to lawn with fence and hedge borders and a concrete path leading to the front door and around to the rear garden, also laid to lawn.

**Property Postcode**

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

**Additional Information**

PLEASE NOTE:

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

**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.

**Verified Material Information**

Tenure: Freehold  
 Council tax band: B  
 Annual charge: £1673.81  
 Property construction: Brick  
 Electricity supply: Mains - British Gas  
 Solar Panels: Yes  
 Other electricity sources: No  
 Water supply: Mains, Anglian Water  
 Sewerage: Mains  
 Heating: Electric central heating  
 Heating features: None  
 Broadband: As stated by Ofcom,

Broadband type Highest available download speed  
 Highest available upload speed.  
 Standard 3 Mbps 0.4 Mbps  
 Superfast 74 Mbps 20 Mbps  
 Ultrafast 10000 Mbps 10000 Mbps

Mobile coverage: As stated by Ofcom,

Inside:

Provider Voice Data  
 EE Likely Likely  
 Three Limited None  
 O2 Likely Limited

Vodafone Likely Limited

Outside:

Provider Voice Data  
 EE Likely Likely  
 Three Likely Likely  
 O2 Likely Likely  
 Vodafone Likely Likely

Parking: On street parking.  
 Building safety issues: No  
 Restrictions: None  
 Public right of way:  
 Flood risk: Yes  
 Coastal erosion risk: No  
 Japanese Knotweed: No  
 Planning permission: Please refer to SHDC planning portal  
 Accessibility and adaptations: No  
 Coalfield or mining area: No  
 Energy Performance rating: E

**Viewing Arrangements**

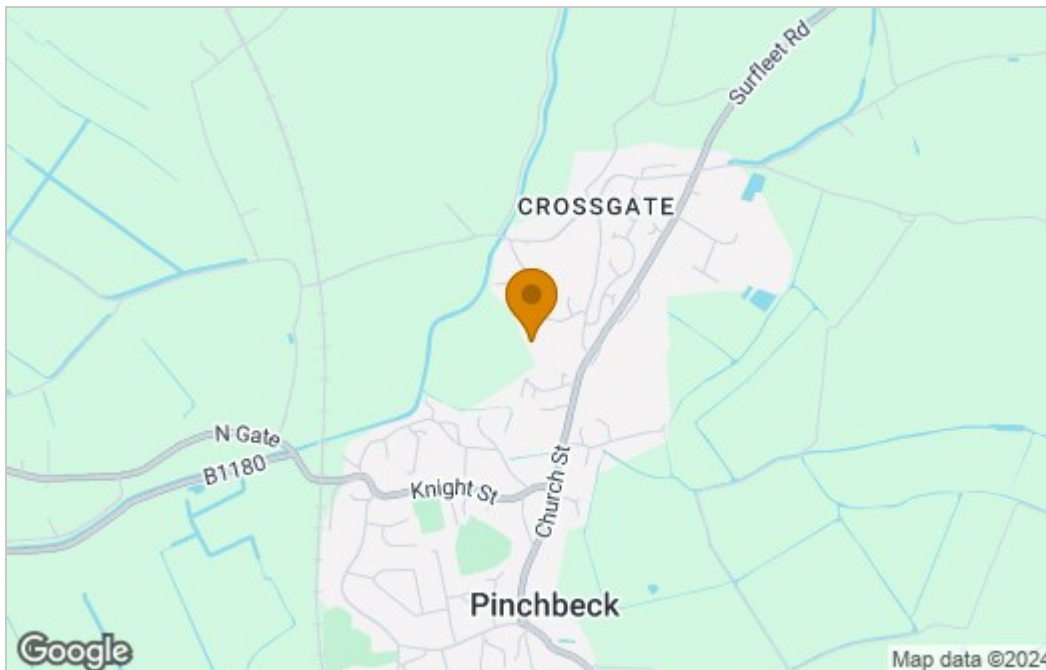
Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

## Floor Plan

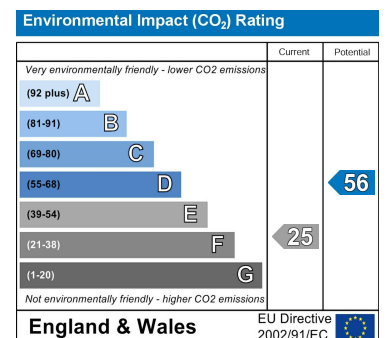
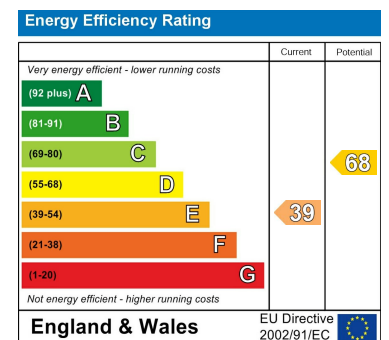


GROUND FLOOR

## Area Map



## Energy Efficiency Graph



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