



## **53 Poachers Gate, Spalding, PE11 3JP**

**£185,000**

Located in the popular village of Pinchbeck, this delightful three-bedroom semi-detached home features a garage and a conservatory—all for under £185k. With the current vendor having already found their next home, this property is primed and ready for its new owner to add their personal touch. Don't miss this fantastic opportunity—book your viewing today!

**Entrance Porch**

Door to living room.

**Lounge 13'6" x 12'9" (4.13 x 3.89)**



Upvc window to front aspect. Carpeted. Stairs to first floor landing. Radiator.

**Kitchen Diner 7'11" x 13'6" (2.43 x 4.13)**



Upvc window to rear aspect and part glazed door to conservatory. Base and wall units with work surface over. Oven and gas hob with extractor hood over. Space for washing machine. Space for freestanding fridge freezer. Part tiled splashback walls. Carpeted. Radiator.

**Conservatory 9'5" x 11'9" (2.89 x 3.60)**



Upvc and brick constructed conservatory. Tiled flooring.

**First Floor Landing**

**Bedroom One 13'6" x 11'10" (4.14 x 3.62)**



Upvc window to front elevation. Carpeted. Radiator.

**Bedroom Two 7'9" x 15'8" (2.37 x 4.78)**



Upvc window to front and rear elevation. Carpeted. Radiator.

### Bedroom Three 6'9" x 8'10" (2.06 x 2.71)



Upvc window to rear elevation. Carpeted. Radiator.

### Bathroom



Upvc window to rear elevation. Toilet. Wash hand basin. Panelled bath with shower shower. Tiled walls. Radiator.

### Garage 19'10" x 7'10" (6.07 x 2.41)

Up and over door. Power and lighting.

### Front Garden



A low maintenance gravel driveway offers off road parking and vehicular access to the single garage, a block-paved pathway leads to the rear garden.

### Rear Garden



Enclosed with panel fencing, the area is laid with patio paving, making it ideal for seating and entertaining. It also features a garden shed and a wooden pergola.

### Property Postcode

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

### Additional Information

PLEASE NOTE:

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

### Verified Material Information

Tenure: Freehold

Council tax band: B

Annual charge: N/A

Property construction: Brick

Electricity supply: British Gas

Solar Panels: No

Other electricity sources: None

Water supply: Anglian Water

Sewerage: Mains drainage

Heating: Gas Central Heating

Heating features: None

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast

Mobile coverage: As stated by Ofcom, Indoor - EE is Limited over Voice and Data. Three has None over Voice and Data. O2 and Vodafone is Likely over Voice but Limited over Data.

As stated by Ofcom, Outdoor - EE, Three, O2 and Vodafone is all Likely over Voice and Data.

Parking: Driveway and Single Garge

Building safety issues: None

Restrictions: None

Public right of way: None

Flood risk: Low risk of surface water flooding. Very low risk of flooding from rivers and the sea.

Coastal erosion risk: No

Japanese Knotweed: No

Planning permission: Please refer to SHDC planning portal for any planning permission in the area.

Accessibility and adaptations: None

Coalfield or mining area: No

Energy Performance rating: C

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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.

### **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.

### **Ark Property Centre**

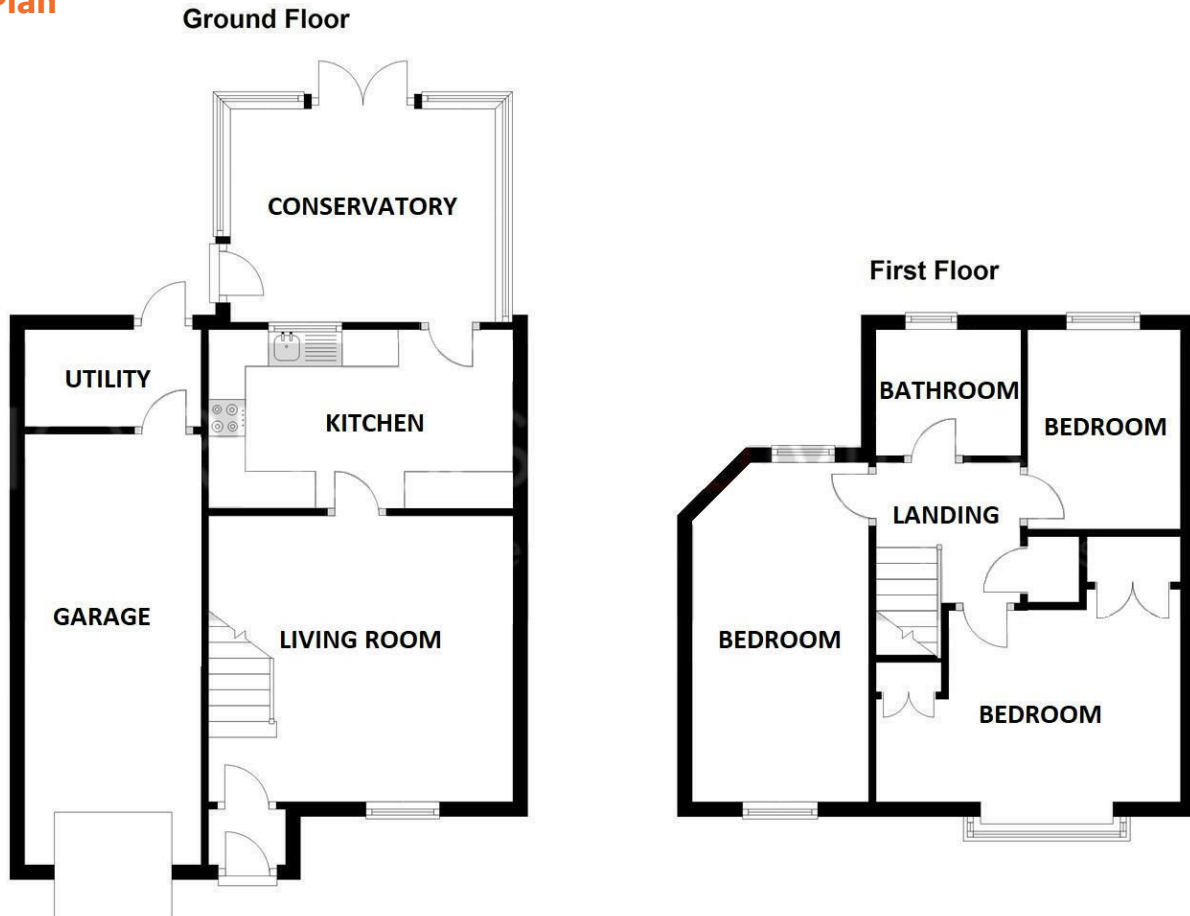
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

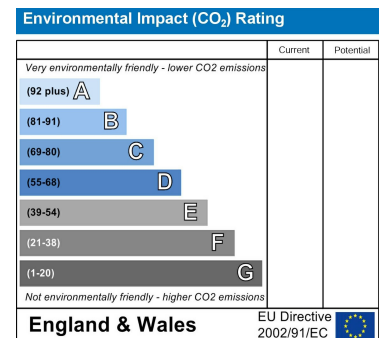
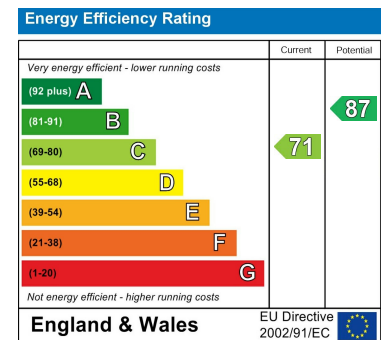
Floor Plan



Area Map



Energy Efficiency Graph



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