



## **4 Horsepit Lane, Pinchbeck, PE11 3YB**

**£225,000**

We are thrilled to present this bungalow with no onward chain in the heart of Pinchbeck. Bursting with potential, this home awaits a new owner with a vision to transform it into something truly special. Featuring a generously sized rear garden and conveniently located just minutes from Knight Street and Pinchbeck's renowned butchers, this property is perfect for those looking to embrace village life. Intrigued? Schedule your viewing today and discover the possibilities!

**Entrance Hall**



Upvc door to side with side panel. Loft access. Carpeted. Radiator.

**Cloakroom 2'9" x 5'6" (0.85 x 1.69)**

Upvc window to side aspect. Toilet. Radiator.

**Bathroom 5'4" x 7'9" (1.64 x 2.38)**



Upvc window to side aspect. Bath with electric shower over. Wash hand basin. Carpeted. Radiator.

**Lounge 18'2 x 9'7 (5.54m x 2.92m)**



Upvc bay window to front and side aspect. Fireplace with stone surround. Television point. Carpeted. Radiator.

**Dining Room 8'11" x 11'11" (2.73 x 3.65 )**



Arch from lounge area. Upvc window to front aspect. Carpeted. Radiator.

**Kitchen 12'11 x 11'11 (3.94m x 3.63m )**



Two Upvc window to side aspect. Upvc stable door to side aspect. Wall and base units with worktop over. Space and plumbing for washing machine. Space for freestanding oven. Stainless steel sink drainer. Vinyl flooring and partially tiled walls.

**Bedroom One 11'11 x 11'6 (3.63m x 3.51m)**



Upvc window to rear aspect. Carpeted. Shower cubicle. Radiator.

**Bedroom Two 11'11 x 10 (3.63m x 3.05m)**



Upvc window to rear aspect. Carpeted. Radiator.

**Bedroom Three 8'11 x 10'0 (2.72m x 3.05m)**



Upvc window to side aspect. Carpeted. Radiator.

**Garage**



Single garage with power. Lighting and personnel door from garden.

**Front Garden**

Gravelled driveway to front providing parking for multiple cars, shrub and bushes offering privacy to the front, carport to side and path leading to side door.

**Rear Garden**



Small patio area with steps leading down to lawn area, trees and bushes providing privacy to the rear.

**Property Postcode**

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

**Verified Material Information**

Tenure: Freehold  
Council tax band: C  
Annual charge: £1,820.41  
Property construction: Brick built with pVCU cladding  
Garage - Asbestos roof  
Electricity supply: British Gas  
Solar Panels: No  
Other electricity sources: No  
Water supply: Anglian Water  
Sewerage: Mains  
Heating: Gas  
Heating features: Electric fire in lounge

Broadband: As stated by Ofcom, Standard and Superfast are available.

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

Mobile coverage: As stated by Ofcom, Outdoor - EE, Three, O2 and Vodafone are all Likely over Voice and Data.

Parking: Driveway and Single Garage

Building safety issues: Asbestos Garage Roof

Restrictions: No

Public right of way: No

Flood risk: Very 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: No

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: D

### **Additional Information**

PLEASE NOTE:

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

### **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.

### **Disclaimer**

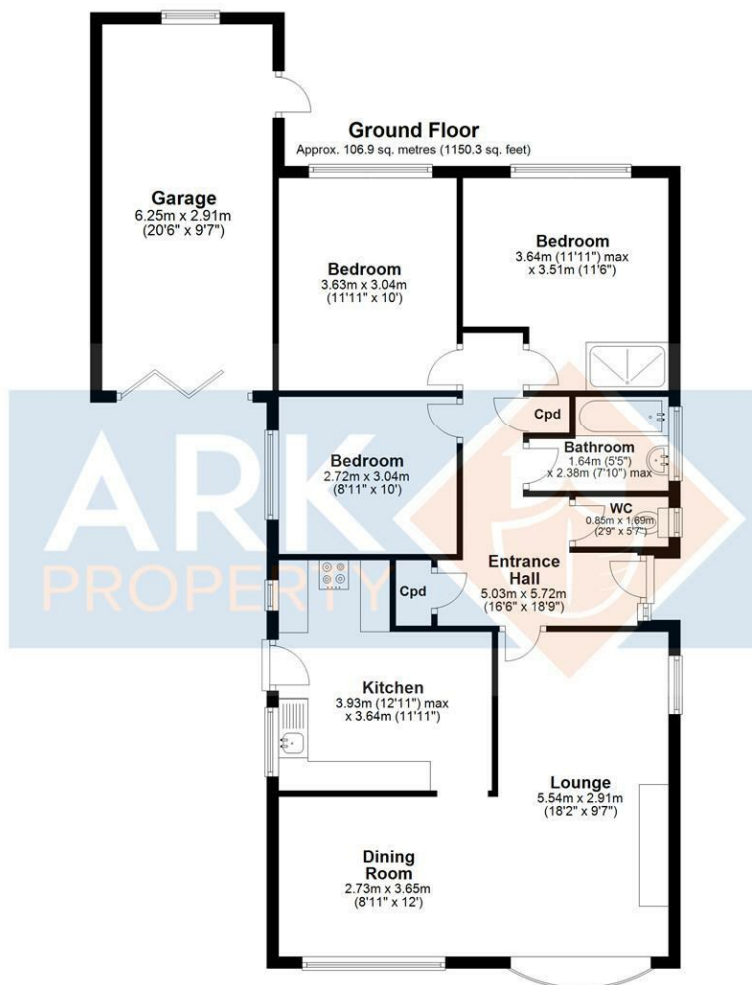
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to 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.

### **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.

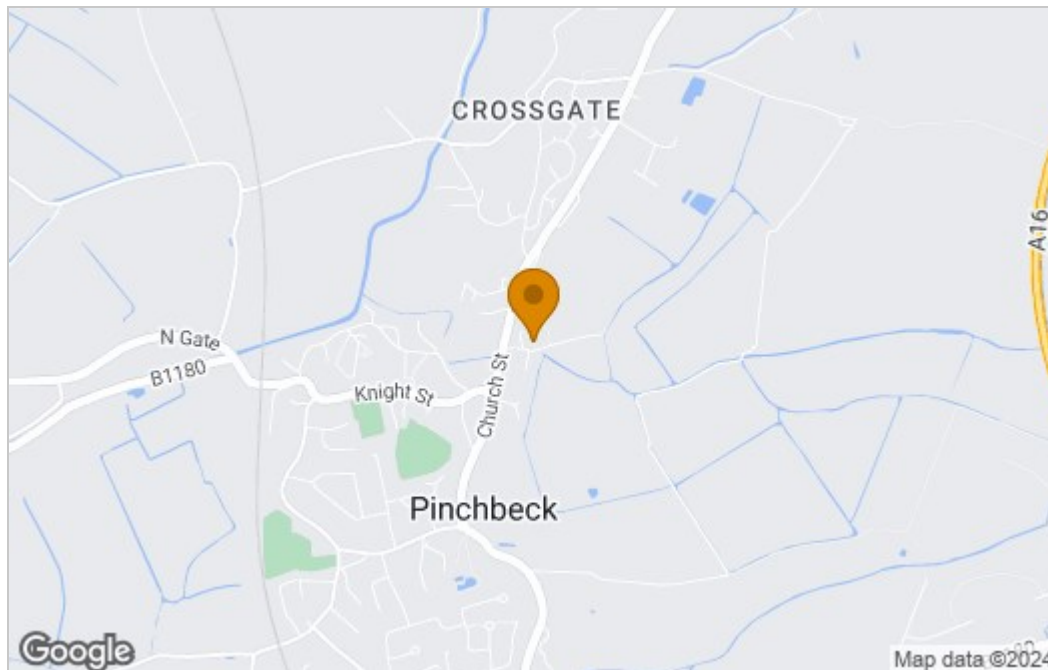
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

Floor Plan

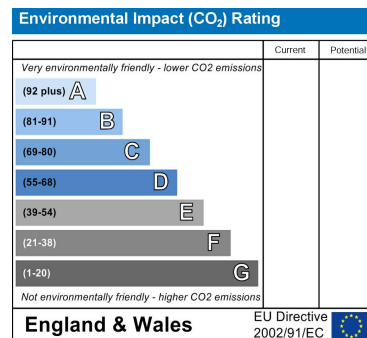
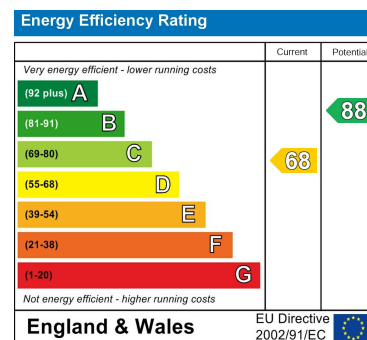


Total area: approx. 106.9 sq. metres (1150.3 sq. feet)

Area Map



Energy Efficiency Graph



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