



## 31 Rose Lane, Pinchbeck, PE11 3RN

**£250,000**

- Three Bedroom Semi-Detached House
- Refurbished Throughout
- Refitted Kitchen And Bathroom
- Built In Media Walls
- Downstairs WC
- Desirable Village Location
- Generous Driveway And Garden
- Large Kennels And Garden Bar
- Council Tax Band: B
- EPC: C

Discover modern living in the heart of charming Pinchbeck with this strikingly contemporary three-bedroom semi-detached house. Recently refurbished to the highest standards, this property seamlessly blends style and comfort. Inside you'll find plenty of entertaining space with high quality fixtures and fittings and built in media walls. There is a generous block paved driveway to the front of the property and a large yet low maintenance rear garden with outbuildings offering endless potential. Schedule your viewing today.

**Entrance Porch 1'10" x 11'3" (0.58m x 3.44m)**

Composite glazed entrance door and PVCu double glazed window to front, luxury vinyl tile flooring, door opening to entrance hall.

**Entrance Hall 10'9" x 5'7" (3.28m x 1.71m)**



Stairs to first floor landing, radiator, Venetian plastered walls. Doors to lounge and dining room.

**Lounge 10'9" x 19'3" (3.28m x 5.89m)**



PVCu double glazed windows to front and rear, coving to ceiling, radiator, luxury vinyl tile flooring, Venetian plastered walls, built in media wall with TV and sound bar recess and inset electric fire.



**Dining Room 10'9" x 12'6" (3.30m x 3.83)**



PVCu double glazed French doors to rear, coving to

skimmed ceiling with recessed ceiling spotlights, anthracite vertical column radiator, Venetian plastered walls. three built in storage cupboards, luxury vinyl tile flooring. Built in media wall with TV and sound bar recess, storage nooks and recessed electric fire.



**Kitchen Diner 24'10" x 8'5" (7.57m x 2.59m)**



PVCu double glazed windows to front and rear, skimmed ceiling with recessed ceiling spotlights, tiled flooring, venetian plastered walls, anthracite vertical column radiator. Fitted with a matching range of base, eye level and full height units with worktop space over and tiled splashbacks, central breakfast island with built in drinks cooler, four ring electric hob with extractor fan over, twin eye level integrated oven and grill, integrated fridge freezer, integrated washing machine and tumble dryer.



**WC 2'3" x 4'2" (0.69m x 1.29m)**



PVCu double glazed window to front, skimmed ceiling, extractor fan, fully tiled floor and walls, fitted close coupled toilet with push button flush and wash hand basin set in vanity unit with chrome mixer tap over and built in storage.

**Landing 10'2" x 2'11" (3.11m x 0.90m)**

PVCu double glazed window to front, loft access, built in airing cupboard with shelving and wall mounted mains gas central heating boiler. Doors to bedrooms and bathroom.

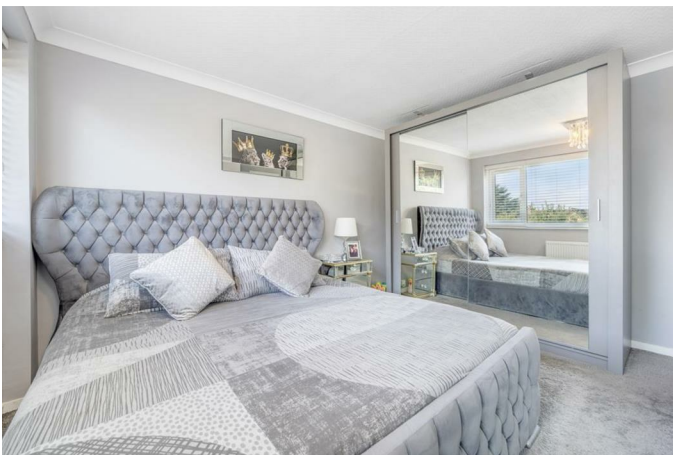
**Bedroom One 11'7" x 11'0" (3.54m x 3.36m)**



PVCu double glazed window to rear, coving to ceiling, radiator.



**Bedroom Three 10'0" x 5'11" (3.05m x 1.81m)**



**Bedroom Two 10'8" x 9'1" (3.26m x 2.77m)**



PVCu double glazed window to rear, coving to ceiling, radiator.



PVCu double glazed window to front, coving to ceiling, radiator, fitted L shape full height wardrobes with hanging rails, shelving and drawers.

**Bathroom 2.36m x 2.68m (0.61m.10.97mm x 0.61m.20.73mm)**



PVCu double glazed window to side, skimmed ceiling, extractor fan, fully tiled floor and walls with built in storage nooks, chrome wall mounted heated towel rail. Fitted with a three piece suite comprising panel bath with chrome mixer tap over and thermostatic bar shower riser with rainfall head and hand held attachment, wash hand basin with chrome mixer tap over set in vanity unit with built in storage and close coupled toilet with push button flush.

**To The Front**



There is gated access to the block paved driveway that provides off road parking for up to five vehicles. Side gated access leads to the rear garden.



**Rear Garden**



The rear garden is generous in size and has been landscaped with entertaining and minimal maintenance in mind. There is a timber deck accessed from the dining room with hot tub area and gazebo with glass balustrade, beyond here you will find the timber garden bar with power connected opening onto the artificial lawn. Beyond the lawn there is a large hardstanding area with 32ft x 12ft kennels which could be repurposed into a number of uses subject to relevant permissions. The property benefits from outside power, cold water tap lighting and CCTV system. All enclosed by timber fencing.



### Additional Information

PLEASE NOTE:

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

### 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.

### Property Postcode

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

### Verified Material Information

Tenure: Freehold

Council tax band: B

Property construction: Brick with tiled roof.  
Electricity supply: Mains - Eon  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains - Anglian Water  
Sewerage: Mains  
Heating: Mains Gas Central Heating  
Broadband: As stated by Ofcom,

Broadband type Highest available download speed  
Highest available upload speed Availability  
Standard 5 Mbps 0.7 Mbps Good  
Superfast 155 Mbps 20 Mbps Good  
Ultrafast 10000 Mbps 10000 Mbps Good

Mobile coverage: As stated by Ofcom,

### Indoor

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

### Outdoor

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

Parking: Driveway with off road parking for up to five vehicles

Building safety issues: None

Restrictions: No

Public right of way: No

Flood risk: Zone 3 - Environment Agency

Coastal erosion risk: No

Japanese Knotweed: No

Planning permission: No

Accessibility and adaptations: No

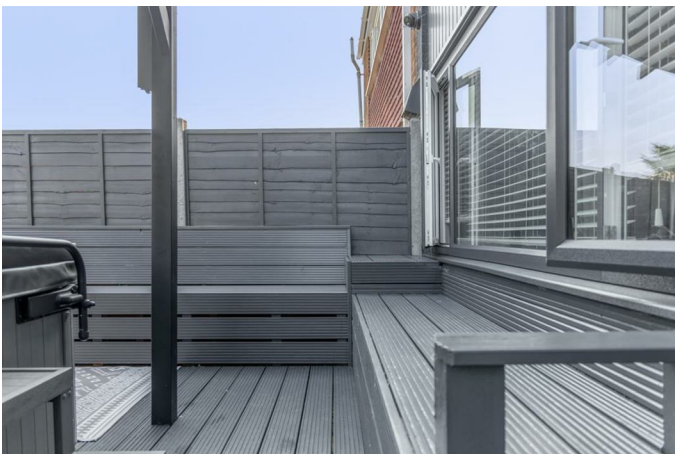
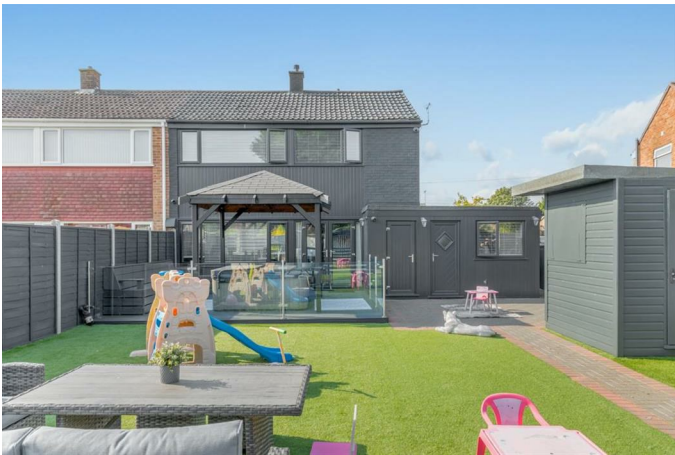
Coalfield or mining area: No

Energy Performance rating: C

### 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.

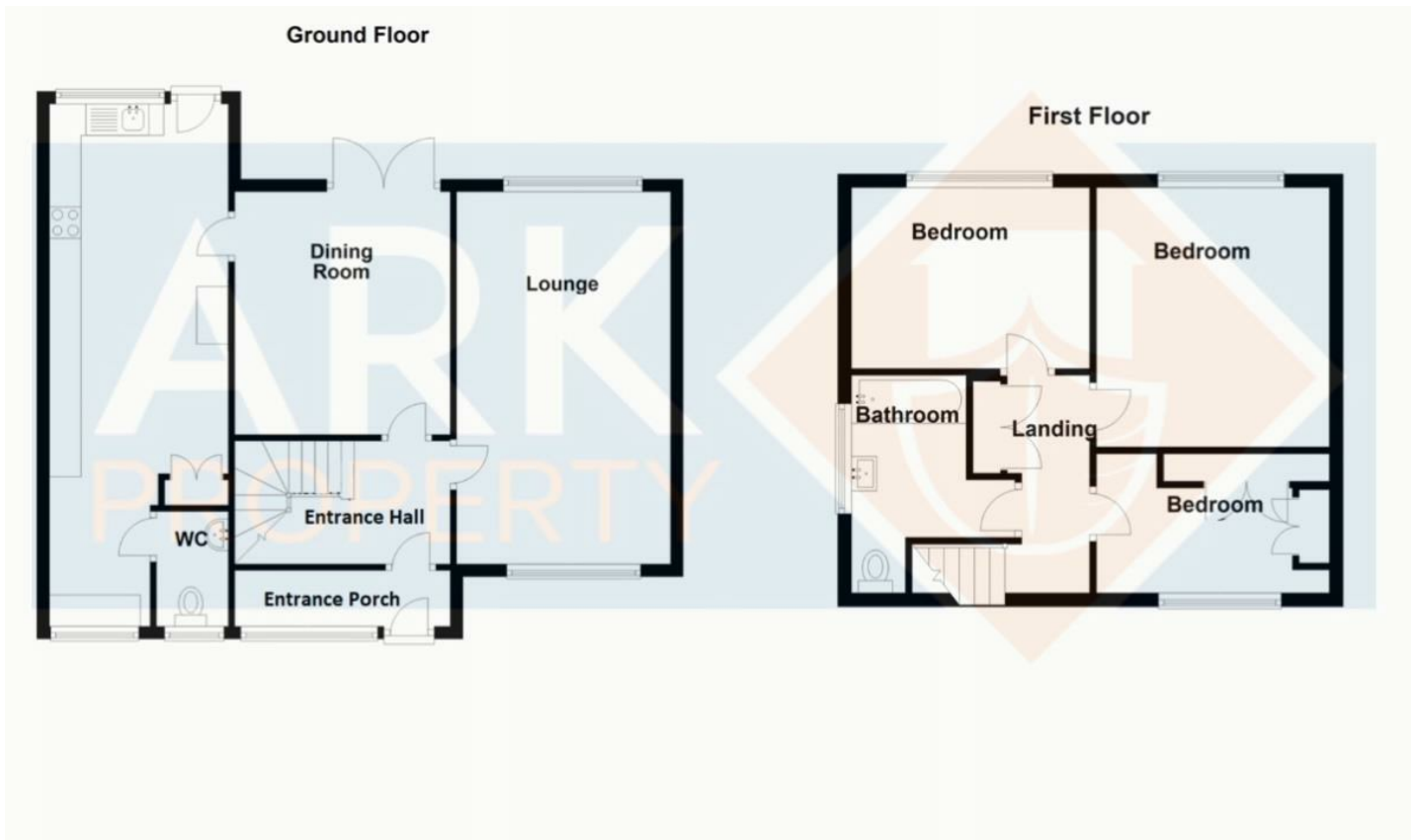
Additional Pictures



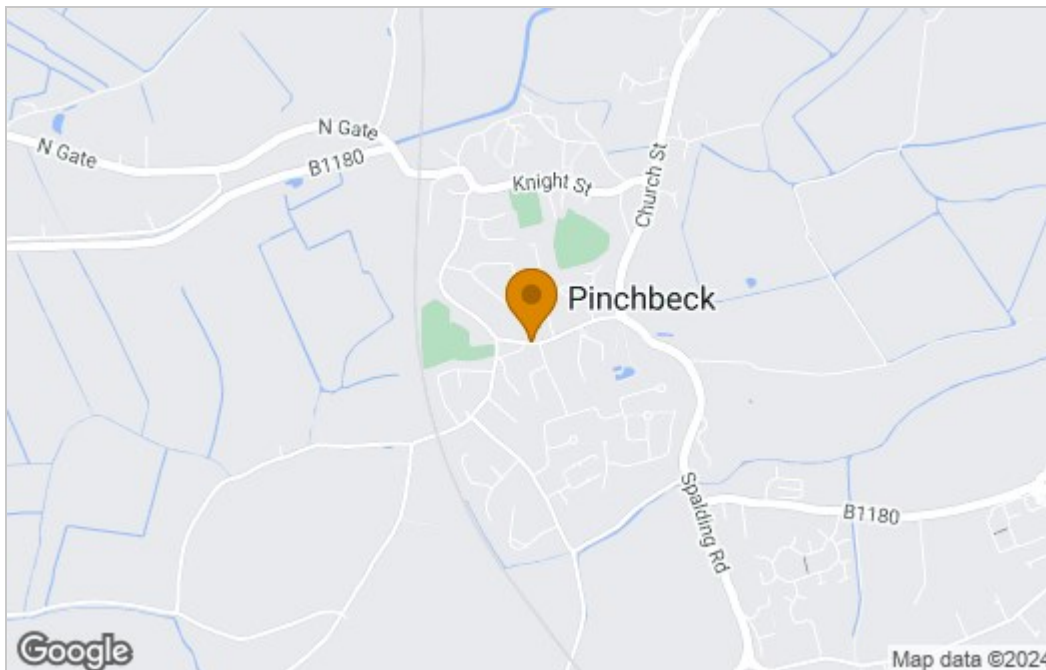




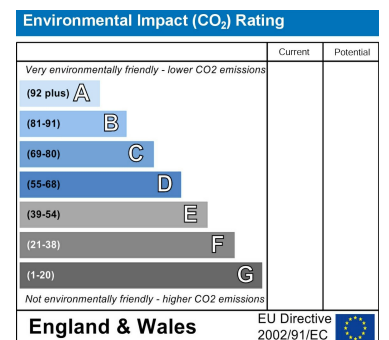
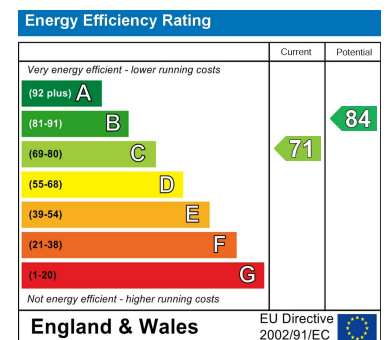
## Floor Plan



## Area Map



## Energy Efficiency Graph



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