



41 Palgrave Way, Pinchbeck, PE11 3YW

£220,000

- Garage conversion
- Solar panels
- Popular village location of Pinchbeck
- Well presented throughout
- En-Suite to Master Bedroom
- Generous Sized Rear Garden
- Ideal Purchase for First Time Buyers
- Close by to local amenities
- Viewing is highly advised

****Modern Home on the Edge of Pinchbeck****

Located on the outskirts of the popular village of Pinchbeck, this home offers everything you've been searching for. With a stylish, modern interior and a garage conversion creating an additional reception room, it also boasts a larger-than-average rear garden.

Does this sound like your next home? Book your viewing today!

Entrance Hallway 6'7" x 10'7" (2.02 x 3.25)

Entrance door to front aspect. Stairs to first floor landing. Wood effect laminate flooring. Radiator.

Living Room 14'11" x 16'2" (4.56 x 4.93)



Upvc French doors opening into rear garden. Wood effect laminate flooring. Radiators.

Cloakroom 3'2" x 5'7" (0.99 x 1.71)



Toilet. Wash hand basin with tiled splashback. Radiator. Wood effect laminate flooring.

Kitchen 7'11" x 10'11" (2.42 x 3.35)



Upvc window to front aspect. Base and wall units with work surface over. Composite sink with drainer and mixer tap over. Integrated oven with gas hob above and stainless steel extractor over. Space and plumbing for fridge freezer. Integrated fridge freezer. Integrated dishwasher. Tiled flooring. Spot lighting.

First Floor Landing 9'7" x 6'7" (2.92m x 2.01m)



Loft access. Carpeted

Bedroom One 11'7" x 10'0" (3.54 x 3.05)



Upvc window to rear elevation. Carpeted. Radiator. Double built in wardrobe with hanging rail and shelving. Air con unit.

En-Suite 4'11" x 7'3" (1.50 x 2.23)



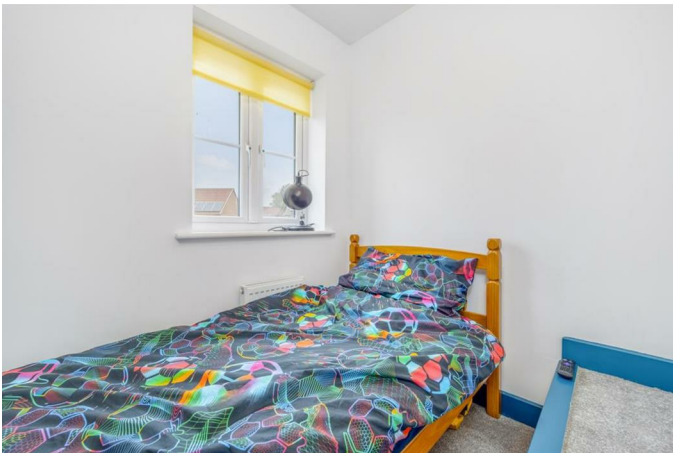
Upvc window to rear elevation. Wash hand basin. Toilet. Heated towel rail. Part tiled splashback walls. Shower cubicle with rain fall shower head over and hand held shower attachment. Shaving point. Spot lighting.

Bedroom Two 7'11" x 9'9" (2.43 x 2.98)



Upvc window to front elevation. Carpeted. Radiator.

Bedroom Three 6'7" x 6'9" (2.02 x 2.08)



Upvc window to front elevation. Carpeted. Radiator.

Bathroom 8'2" x 6'3" (2.50 x 1.93)



Panelled bath with taps over and hand held shower attachment. Toilet. Wash hand basin. Heated towel rail. Spot lighting. Part tiled walls. Vinyl flooring.

Garage Conversion 19'3" x 9'8" (5.87 x 2.95)



Wood effect laminate flooring. Upvc door to rear aspect. Electric radiator. Spot lighting. Door to small garage storage area.

Front Driveway



Low maintenance garden with a driveway providing off road parking. Electric charging point and electrical sockets.

Rear Garden



Enclosed rear garden, mainly being laid to lawn. Extended and raised decking area ideal for seating and entertaining. Outside water tap.

Property Postcode

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

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: Please note this property is on a management company and a management fee is payable, this will be confirmed by the homeowner in the next coming days.

Property construction: Brick

Electricity supply: British Gas

Solar Panels: Yes, there are 16 panels, 6kw of solar.

Other electricity sources: No.

Water supply: Anglian Water

Sewerage: Mains Drainage

Heating: Gas Central Heating

Heating features: None

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

Mobile coverage: As stated by Ofcom, Indoor - EE, Three, O2 and Vodafone is all Limited over Voice and Data.

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

Parking: Driveway

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Rivers and the Sea - Low. Surface Water

- Very Low.

Coastal erosion risk: No

Japanese Knotweed: No

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

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: B

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

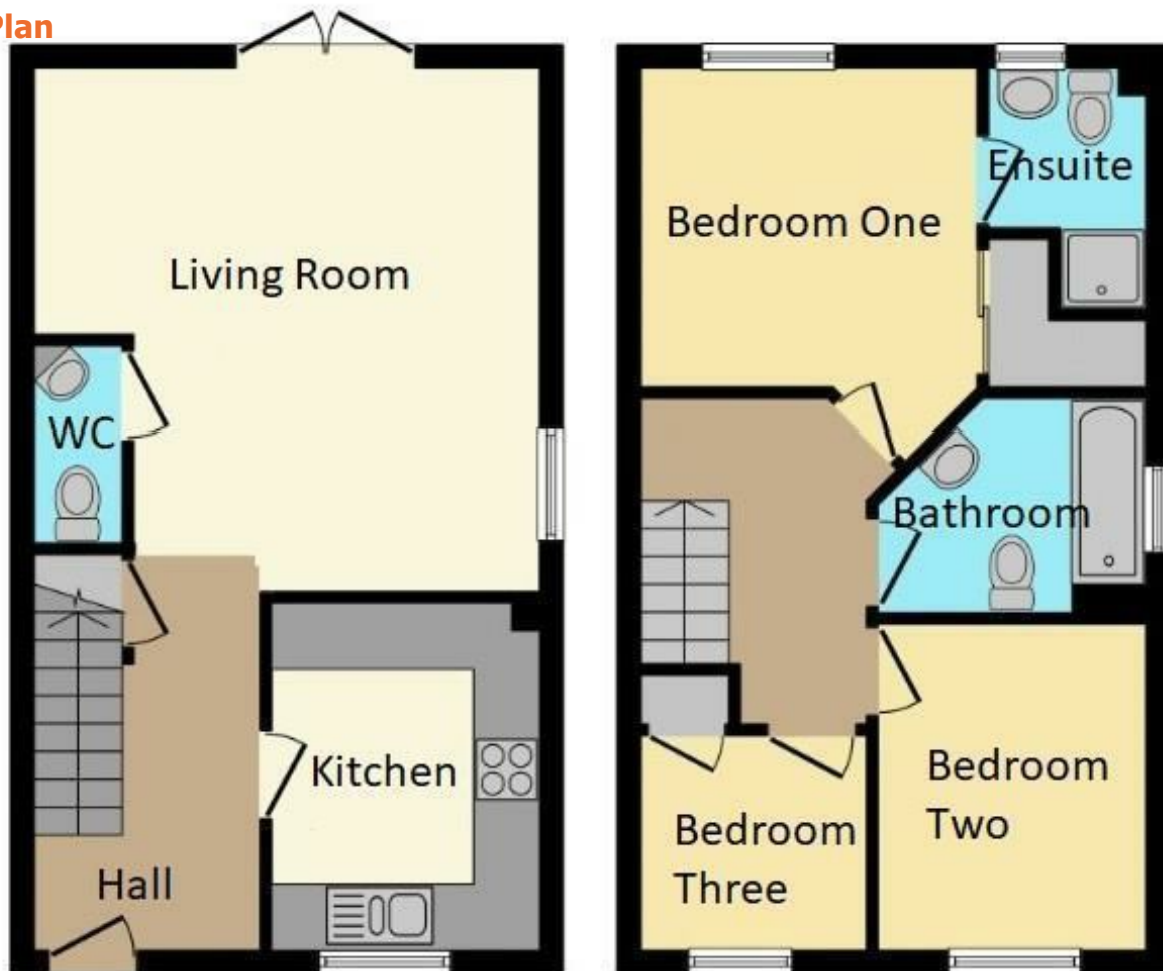
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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 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.

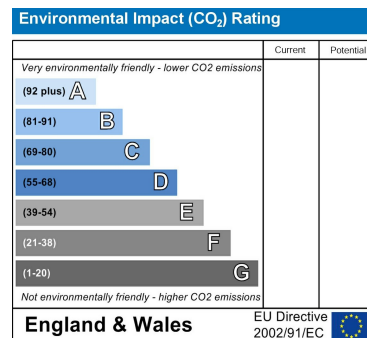
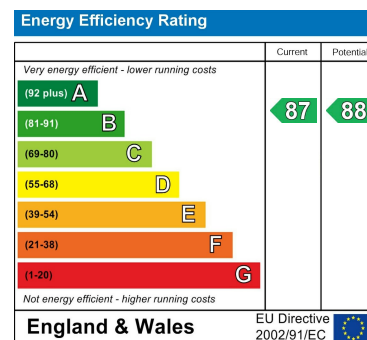
Floor Plan



Area Map



Energy Efficiency Graph



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