



## **Vernatts View Blue Gowt Drove, Pinchbeck, PE11 3PX**

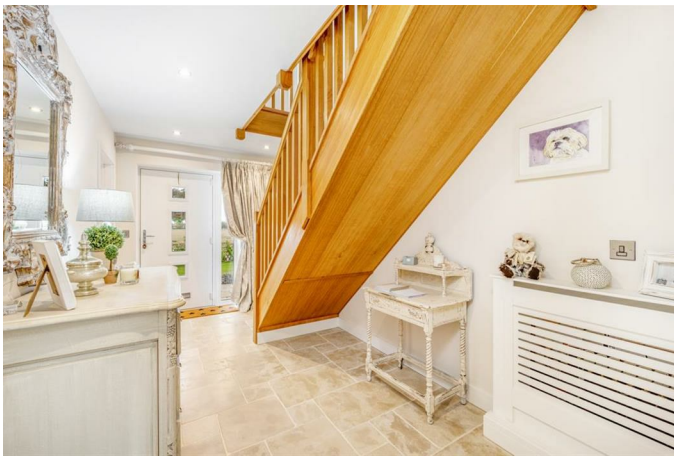
**£665,000**

This exquisite four bedroom detached family home offers modern luxury and comfort comprising of a good sized living room overlooking field views to the front, open plan kitchen diner and family room with bi-folds opening to rear garden, utility room and shower room. Galleried landing with doors of to; master suite with dressing area and en-suite, family bathroom and three further generous sized bedrooms with one benefiting from en-suite. The property offers a perfect blend of spaciousness and practicality, with elegant design and touches throughout. A secure gated entrance provides access to the property, ensuring a safe and private environment for your family. The long driveway leads to an oversized double garage, offering ample off-road parking for multiple vehicles. A viewing is highly advised!





### Entrance Hallway



### Open Plan Kitchen Diner 29' x 34'11 (8.84m x 10.64m)



### Kitchen Area



Composite entrance door to front aspect with glazed side panel. Oak staircase to the first floor landing. Under floor heating. Spot lighting.

### Living Room 21'1 x 13' (6.43m x 3.96m)



Upvc bay window to front aspect overlooking field views. Upvc window to side aspect. Carpeted. Fireplace with open fire. Underfloor heating. Ceiling lights.

Upvc windows to side aspects and bi-fold doors opening to rear garden. Base and wall units with granite work surface over and plinth lighting. Breakfast bar with inset hob and cupboards and draws beneath. Spot lighting. Double Belfast sink with tap over. Two integrated single ovens. Integrated fridge freezer and dishwasher. Tiled flooring. Underfloor heating. Panelled walls.

**Dining Area 13' x 29' (3.96m x 8.84m)**



Upvc bay window to front and window to side aspect. Tiled flooring. Underfloor heating. Panelled walls.

**Boot Room 7' x 8'10 (2.13m x 2.69m)**

Stable door to side. Tiled flooring. Underfloor heating.

**Wet Room 8'10 x 8'4 (2.69m x 2.54m)**



Upvc window to side aspect. Heated towel rail. Spot lighting. Shower with glass shower screen and shower over. Wash hand basin set in vanity with draws beneath. Toilet. Heated towel rail. Part tiled walls. Tiled flooring. Extractor fan.

**Utility Room 12'5 x 10' (3.78m x 3.05m)**



Upvc window to side and rear aspect. Base and wall units with granite work surface over. Tiled flooring. Underfloor heating. Inset sink with tap over. Pantry unit. Space and plumbing for washing machine and tumble dryer. Integrated freezer. Spot lighting. Extractor fan.

**First Floor Landing**



Upvc window to front and rear elevation. Carpeted. Radiator. Loft access. Airing cupboard.

**Master Bedroom 19'5 x 15'10 (5.92m x 4.83m)**



Upvc window to rear elevation. Carpeted. Radiator. Spot lighting.



### Dressing Room



Carpeted. Fitted with the seller's hanging rails and shelving.

### En-Suite



Upvc window to side elevation. Tiled flooring. Heated towel rail. Wash hand basin set in vanity with draws beneath. Part tiled walls. Shower cubicle with glass shower screen and shower over.

### Bedroom 11'9 x 10'8 (3.58m x 3.25m)



Upvc window to rear elevation. Carpeted. Radiator.

### En-Suite

Upvc window to side elevation. Shower cubicle with shower over and sliding shower door. Wash hand basin set in vanity with draws beneath. Extractor fan. Toilet. Heated towel rail.

### Bedroom 13'7 x 13' (4.14m x 3.96m)



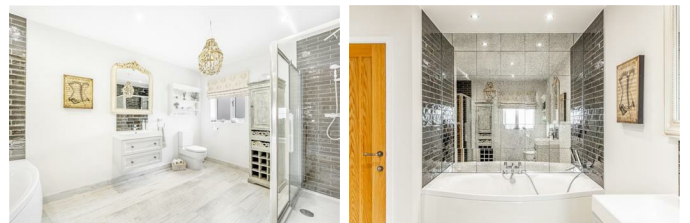
Upvc window to front elevation. Radiator. Carpeted.

### Bedroom 42'7" x 42'7" (13'1 x 13')



Upvc window to front elevation. Carpeted. Radiator. Fitted double wardrobe.

### Bathroom



Upvc window to side elevation. Wash hand basin set in vanity with draws beneath. Toilet. Shower cubicle with shower over and sliding shower door. Bath with tiled walls. Heated towel rail. Tiled flooring.

### Office / Gym 25'7 x 12'3 (7.80m x 3.73m)

Fantastic space for those keen gym goers or ideal for remote workers who want some office space from living space. Such a multi functional room and even could work with making it into an annexe.

### Oversized Double Garage 24'11" x 20'0" (7.62 x 6.12)



Electric garage door. External staircase leading to a room over the garage, being ideal for a home office/gym.

### Garden



The property features a spacious and beautifully landscaped garden, providing ample outdoor space for your family. You can enjoy outdoor activities, gardening, or simply relax in this well-maintained space.

As you approach the home, you'll be greeted by a well-maintained front garden and off-road parking. A gated vehicular side access ensures your privacy and security. The properties exterior is a blend of traditional and contemporary elements. A triple garage provides ample storage with a further room above and parking space for multiple vehicles.



### Property Postcode

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

### Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING: B

COUNCIL TAX BAND: F

### PLEASE NOTE:

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

### 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

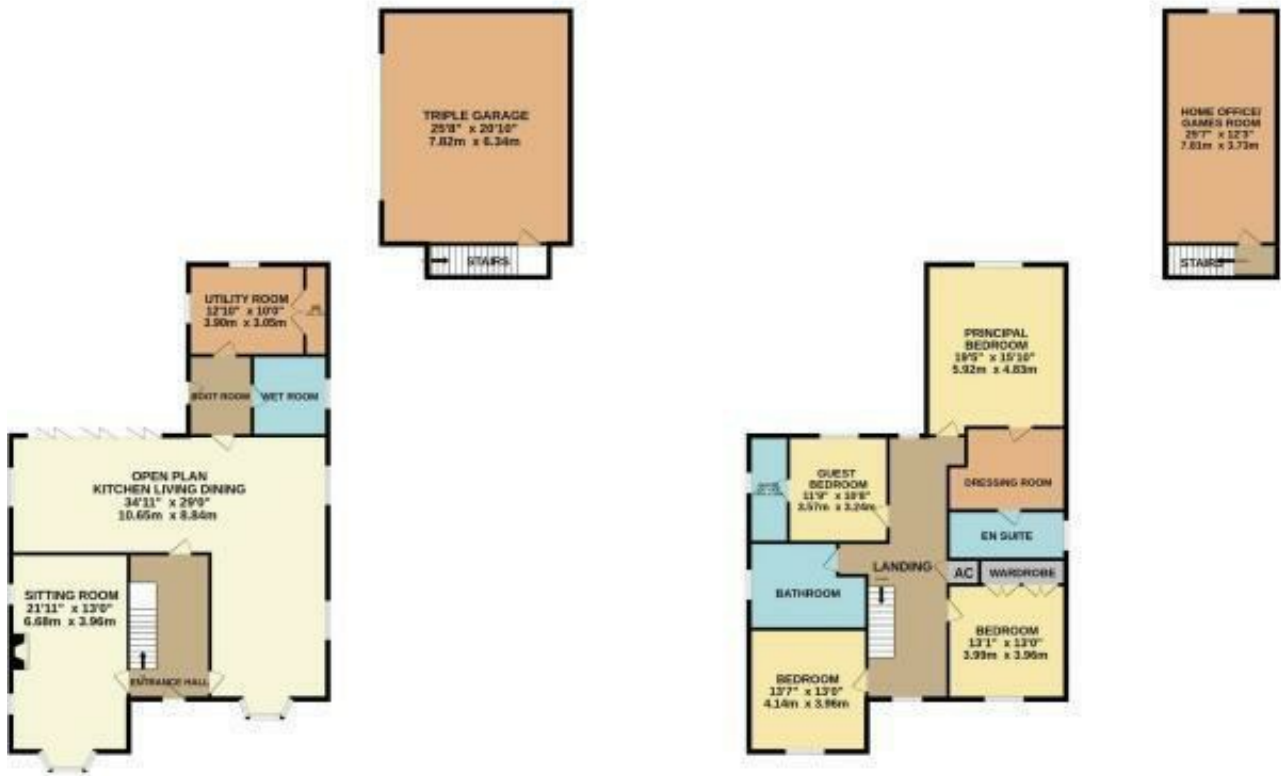
do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.



## Floor Plan

**GROUND FLOOR**  
1970 sq.ft. (183.0 sq.m.) approx.

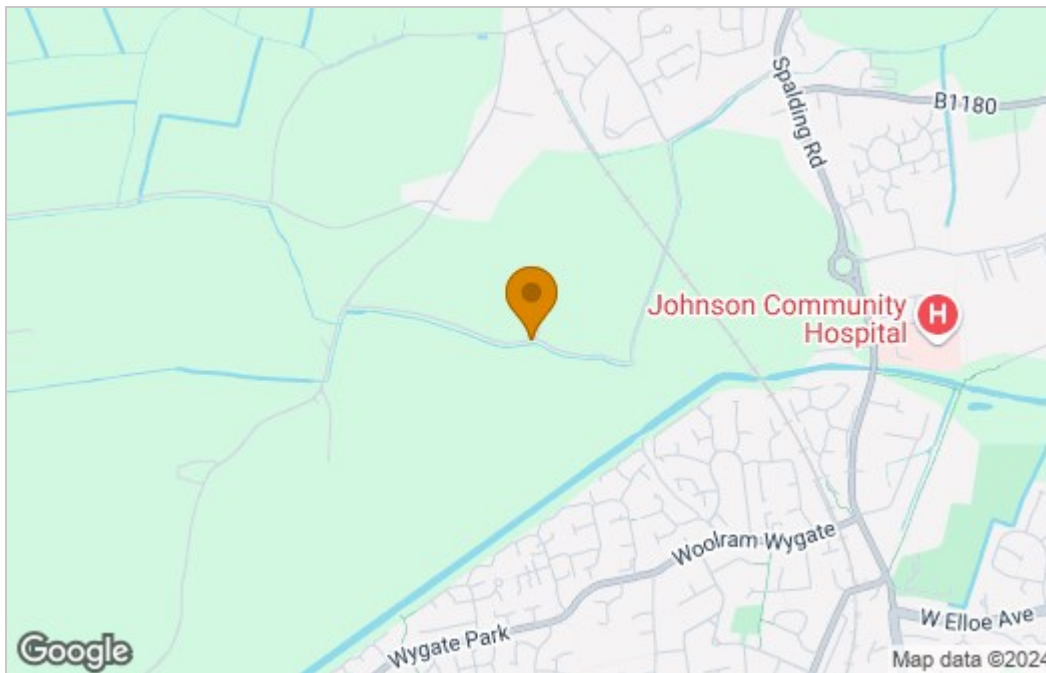
**1ST FLOOR**  
1737 sq.ft. (161.4 sq.m.) approx.



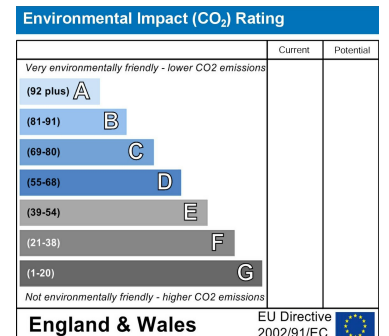
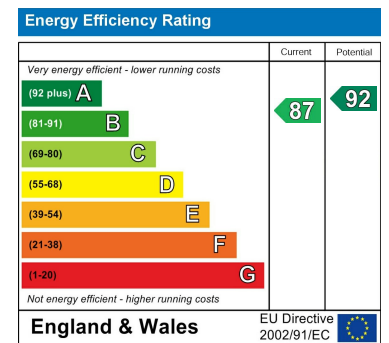
TOTAL FLOOR AREA : 3707 sq.ft. (344.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been listed and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a 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 the authority to make or give any representation or warranty in respect of the property.

6 New Road, Spalding, Lincolnshire, PE11 1DQ

Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

