



## 47 Palgrave Way, Pinchbeck, PE11 3YW

**£225,000**

- Immaculate 3 Bedroom Semi Detached House
- Popular Residential Estate in Pinchbeck
- Single Garage
- Fully Enclosed Rear Garden
- Master Bedroom with En-Suite
- Close by to local amenities
- Well presented throughout
- Viewing is highly advised

Immaculate three bedroom semi detached home located on a popular residential estate in Pinchbeck. the property situated 0.8 miles from Morrisons and 1.4 miles from other local amenities such as Pub/Restaurants, local village Butchers, Post Office, Pharmacy, coffee shop, convenience stores and Barber/Hairdressers.

Benefitting from off road parking, single garage and fully enclosed rear garden. The property comprises of entrance hallway, cloakroom, living room with doors opening to rear garden and kitchen diner. The first floor offers bedroom one with fitted double wardrobes and en-suite and two further bedrooms. Driveway to the side of the property providing off road parking and access to the single garage. Gated access to rear garden. Fully enclosed low maintenance rear garden with paved area, extensive garden lighting, ideal for seating and entertaining.

### Entrance Hall



Composite entrance door to front. Stairs to first floor landing. Vinyl flooring. Radiator.

### Cloakroom

Upvc window to front aspect. Toilet. Wash hand basin. Heated towel rail. Radiator.

### Lounge 16'1" x 9'6" (4.92 x 2.91)



Upvc window to front aspect and Upvc double doors opening to rear garden. Carpeted. Radiator. Television point.

### Kitchen/Diner 16'3" x 9'8" (4.96 x 2.95)



Upvc window to front aspect and Upvc double doors opening to rear garden. Base and wall units with work surface over. Breakfast bar. Integrated oven with four ring gas hob and stainless steel extractor over. Integrated fridge freezer and dishwasher. Space and plumbing for washing machine. Spot lighting. Smoke alarm. Tiled flooring. Under stairs storage cupboard.

### First Floor Landing



Upvc window to rear elevation. Carpeted. Radiator.

### Bedroom 1 13'0" x 9'8" (3.97 x 2.95)



Upvc window to front elevation. Fitted double wardrobes. Radiator. TV point.

### Ensuite

Upvc window to front elevation. Part Metro tiled splashback walls. Toilet. Wash hand basin. Extractor fan. Shower cubicle. Heated towel rail. Shaver point. Vinyl flooring.

### Bedroom 2 9'10" x 8'6" (3.01 x 2.6)



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

### Bedroom 3 7'4" x 6'7" (2.25 x 2.02)

Upvc window to rear elevation. Carpeted. Radiator.

### Bathroom 6'2" x 5'8" (1.89 x 1.75)



Upvc window to rear elevation. Panelled bath with hand held shower attachment over. Part tiled walls. Toilet. Wash hand basin. Shaver point.

### Exterior



Driveway to the side, providing off road parking and vehicular access to the single garage. Gated access to the rear garden. Fully enclosed low maintenance rear garden with paved area ideal for seating and entertaining.

### 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: £170 in 2023

Property construction: Brick

Electricity supply: Mains

Solar Panels: Yes

Other electricity sources: No

Water supply: Mains

Sewerage: Mains

Heating: Gas central heating

Heating features:

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

Mobile coverage: As stated by Ofcom, Indoor: EE, Three, O2 and Vodaphone is limited over voice and data.

Mobile coverage: As stated by Ofcom, Outdoor: EE, Three, O2 and Vodaphone is likely over voice and data.

Parking: Driveway and Single Garage

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: No

Coastal erosion risk: No

Japanese Knotweed: No

Planning permission: No  
Accessibility and adaptations: No  
Coalfield or mining area: No  
Energy Performance rating: B88

### **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

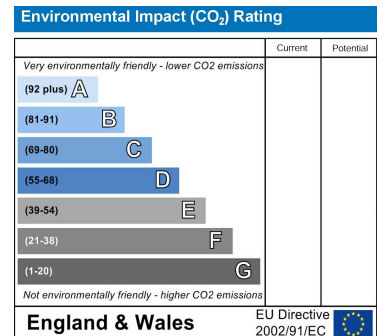
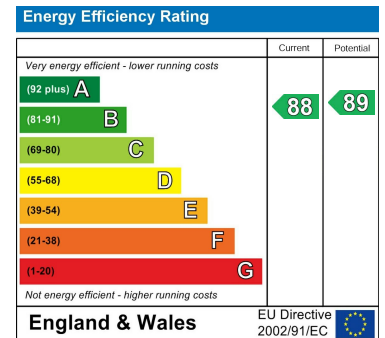


Total area: approx. 77.0 sq. metres (828.5 sq. feet)

## Area Map



## Energy Efficiency Graph



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