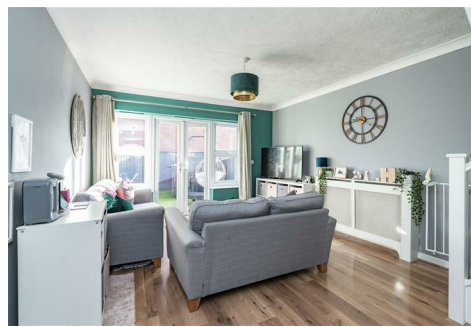




1B Six House Bank, Spalding, PE11 3QQ

£139,950

- Perfect for first time buyers
- Well presented throughout
- Off road parking
- Low maintenance rear garden
- Village location
- Motivated vendors
- Great investment opportunity
- Must view!

New Listing: Ideal for First-Time Buyers!

This charming home is ready to welcome its new owners! Perfect for getting onto the property ladder, it offers a well presented interior, a low maintenance garden, ample off-road parking, and two cosy bedrooms, all set in a lovely village location. Don't miss out, this gem won't be available for long. Book your viewing today!

Breakfast Kitchen 12'0" x 11'6" (3.68m x 3.51m)



UPVC entrance door. UPVC window to front. Tiled floor. Matching base and eye level units with worktops over. Tiled splash backs. Breakfast bar. Built in oven. Four ring hob. Stainless steel sink and drainer. Plumbing for washing machine. Space for a tumble dryer or dishwasher. Space for free standing fridge freezer.

Cloakroom



Close coupled WC. Wash hand basin.

Lounge/Diner 16'2" x 12'0" (4.95m x 3.68m)



Double French doors and windows. Radiator. Wood effect flooring. Stairs to first floor.

Landing



Loft access. Radiator. Carpeted.

Bedroom 1 12'0" x 11'6" (3.68m x 3.51m)



UPVC window to front. Radiator. Carpeted.

Bedroom 2 12'0" x 6'5" (3.68m x 1.96m)



UPVC window to rear. Radiator. Carpeted.

Bathroom



Panelled bath with shower screen and electric shower. Close coupled WC. Wash hand basin. Chrome heating towel rail. Partially tiled walls. Wood-effect vinyl flooring.

Outside



Artificial grass area. Patio area. Pathway and gate leading to driveway.

Driveway is mainly gravelled perfect for 2 cars.

To the front of the property you have a small driveway.

Property Postcode

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

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: A

Annual charge: No

Property construction: Brick built

Electricity supply: Yes

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Oil central heating

Heating features: No

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

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

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

Parking: Driveway and parking for 2 vehicles

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: No

Coastal erosion risk: No

Planning permission: No

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: C71

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.

Location

West Pinchbeck: A Charming Rural Village

West Pinchbeck is a peaceful rural village offering a welcoming community atmosphere and scenic countryside surroundings. Located just a short drive from Spalding and Bourne, it provides a relaxed village lifestyle while keeping convenient access to nearby towns.

The village features a small primary school and a quaint church with an attached village hall. This hall is a hub for community events, hosting regular tea mornings and gatherings for residents. True to its name, West Pinchbeck is just a stone's throw from Pinchbeck, this charming village is known for its strong sense of community and wealth of local amenities. Pinchbeck offers everything you need, with a Morrisons, two Spar shops, a pharmacy, a post office, and a bustling village hall.

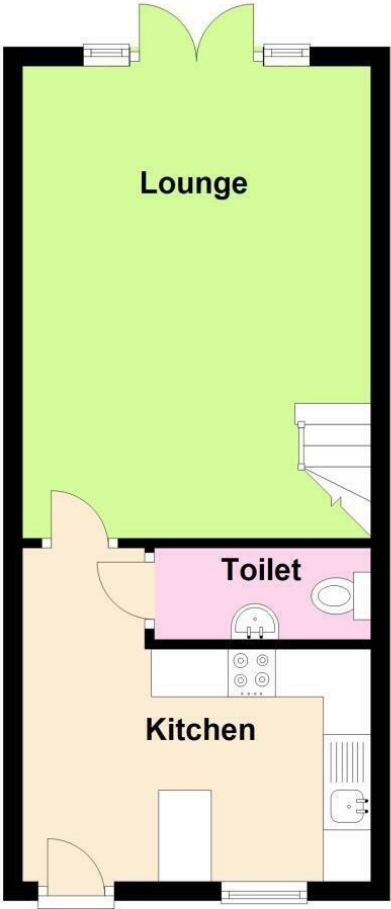
For families it is really handy to have a good school on your doorstep within just a short walk.

For a relaxing day out, you can enjoy a meal at The Ship (Pinchbeck), a cozy riverside pub, or visit the garden centre (Pinchbeck), complete with a lovely cafe. Not to be missed is Hargraves, Pinchbeck's renowned butcher, celebrated for its quality offerings.

Floor Plan

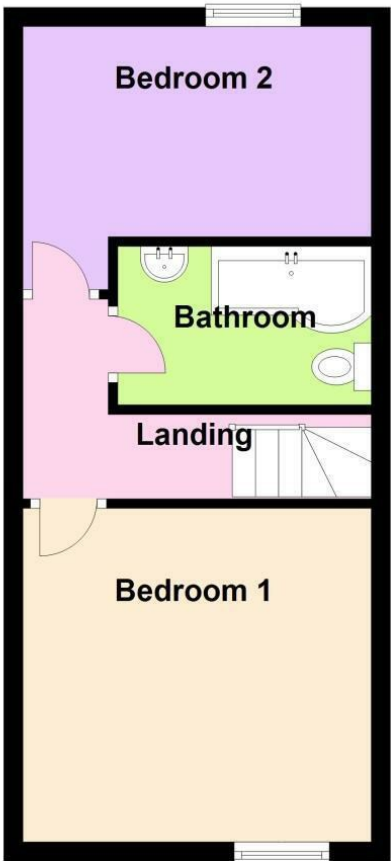
Ground Floor

Approx. 31.3 sq. metres (336.6 sq. feet)



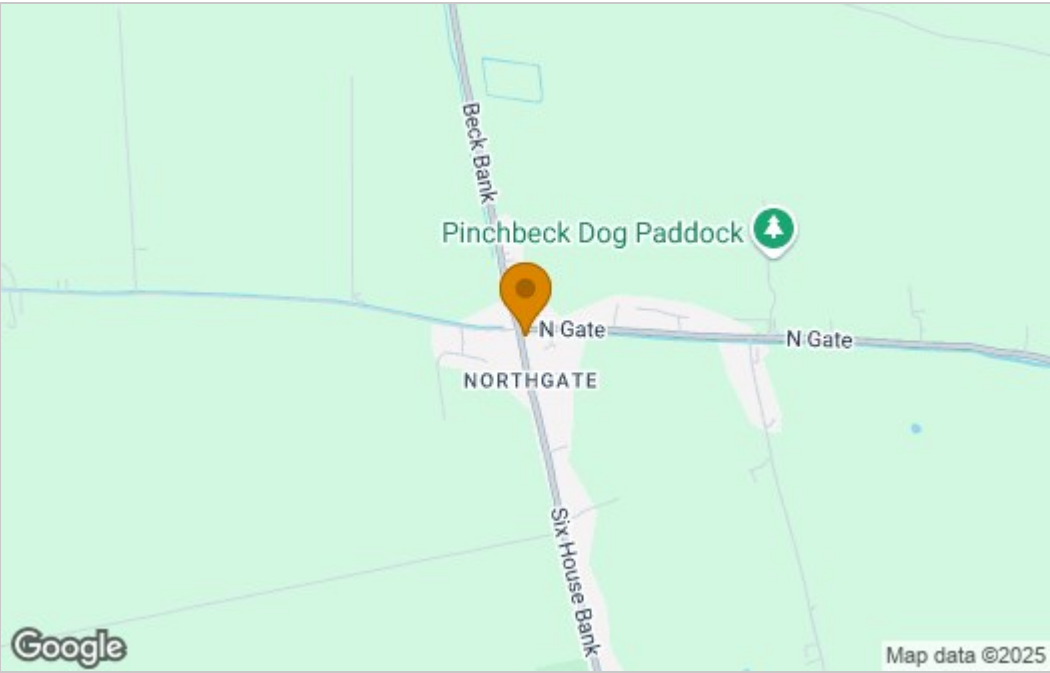
First Floor

Approx. 31.3 sq. metres (336.9 sq. feet)

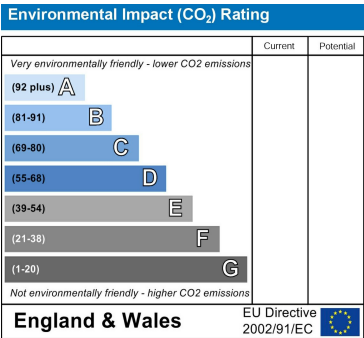
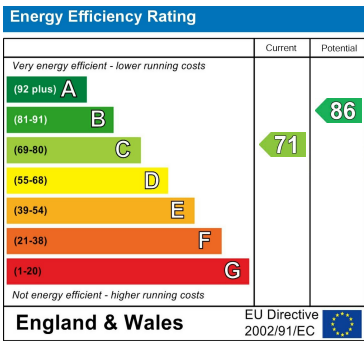


Total area: approx. 62.6 sq. metres (673.5 sq. feet)

Area Map



Energy Efficiency Graph



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