



54 Six House Bank, West Pinchbeck, PE11 3QG

£367,500

- NO ONWARD CHAIN
- Stunning field view
- Four double bedrooms
- Ample off road parking
- Semi rural village
- Within walking distance of local school
- Easy access to Spalding and Bourne
- Well presented throughout
- En-suite to main bedroom

NO ONWARD CHAIN!!**Breathtaking Field Views and Spacious Family Living in West Pinchbeck**

This stunning 4-bedroom family home in West Pinchbeck offers more than just beautiful field views—it's a true retreat! With four double bedrooms, including a primary suite featuring a luxurious freestanding bath, this home combines comfort with elegance. The sociable kitchen diner opens onto a fabulous split-level garden, perfect for hosting. Enjoy the extended patio overlooking the lawn and take in the panoramic views of the surrounding fields. This home is designed for both relaxation and entertainment and is truly a beauty!

Entrance Hall

UPVC door to front. Radiator.

Kitchen/Diner 18'7" x 9'11" (5.68m x 3.04m)

UPVC window to front and rear. French doors to rear. Matching base and eye level units with worktop over. Tiled splashbacks. Integrated dishwasher. Integrated oven. Electric hob. Extractor fan. Space for fridge freezer. Sink with drainer and mixer taps over. Radiator. Tiled flooring.

**Utility Room 7'11" x 7'0" (2.42m x 2.15m)**

UPVC window to rear. UPVC door to rear. Plumbing for washing machine. Space for tumble dryer. Sink with drainer and mixer taps over. Tiled floor.

Family Room 18'2" x 8'5" (5.56m x 2.57m)

UPVC window to rear. Radiator. Laminate flooring.

Cloakroom



Wash hand basin. WC.

Lounge 34'5" x 10'10" (10.5m x 3.32m)



UPVC window to front. French doors to rear. TV point. Radiator. Karndean flooring. Feature fire place with log burner.



First Floor Landing

UPVC windows to rear. Radiator. Carpeted.

Master Bedroom 17'6" x 16'11" (5.35m x 5.17m)



UPVC door with side panels. Carpeted. Radiator.



En-suite 10'0" x 6'5" (3.05m x 1.96m)



Velux window. Oval bath with mixer tap and shower attachment over. Wash hand basin. Toilet. Partially tiled walls. Tiled floor. Heated towel rail. Extractor fan.

Bedroom 2 18'7" x 10'11" (5.68m x 3.33m)



UPVC window to rear. Radiator, Carpeted.

Bedroom 3 12'9" x 10'5" (3.9m x 3.2m)



UPVC window to front. Radiator, Carpeted.

Bedroom 4 10'11" x 10'6" (3.33m x 3.21m)



UPVC window to front. Radiator, Carpeted. Loft access.

Bathroom 6'1" x 5'11" (1.86m x 1.81m)

Velux window. Corner shower with rainwater shower head and separate shower attachment. Wash hand basin with vanity unit. WC. Partially tiled walls. Heated towel rail. Wood effect floor.

Garden

Front: gravelled with wooden fencing and shrubs. There is a block paved driveway with parking for multiple vehicles.

Rear: Enclosed by timber fencing. Large patio. Timber decking. Laid to lawn. Raised planters. Timber shed. There are open fields beyond the garden.

**Property Postcode**

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

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: C

Annual charge: No

Property construction: Brick built

Electricity supply: Mains

Solar Panels: No

Other electricity sources: None

Water supply: Anglian Water

Sewerage: Mains drainage

Heating: Oil central heating

Heating features: Multi Fuel Burner

Broadband: As stated by Ofcom: Standard and

Superfast.

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

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: D58

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

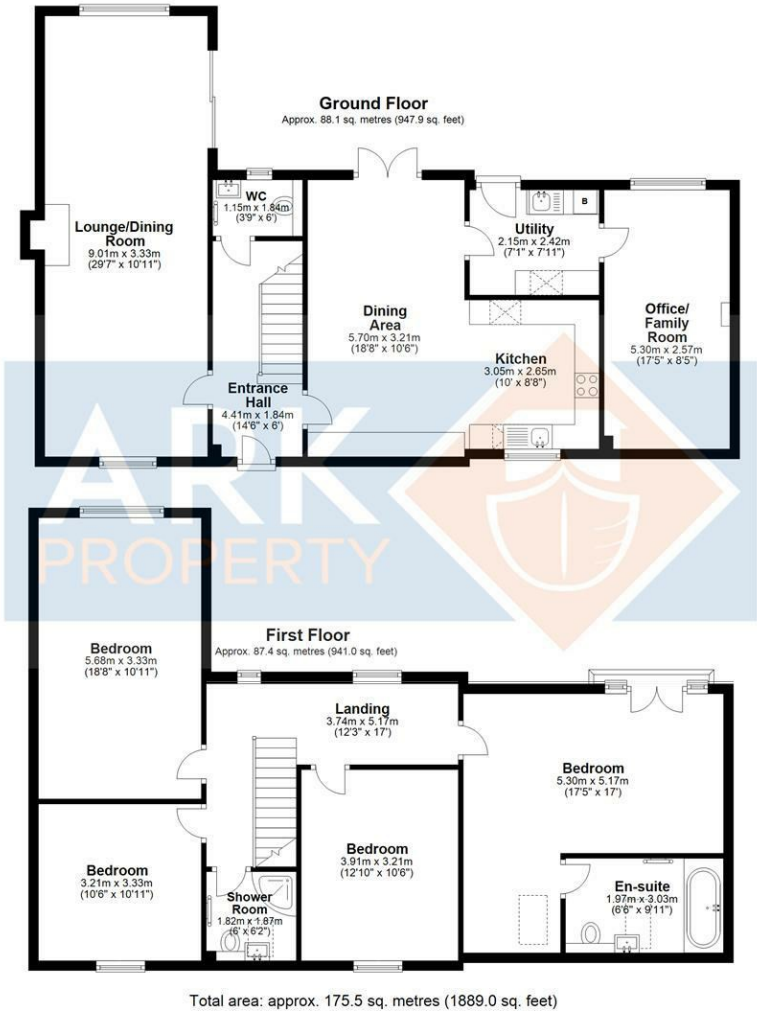
West Pinchbeck is a peaceful rural village offering a welcoming community atmosphere and scenic countryside surroundings. Located just a short drive from Spalding and Bourne, it provides a relaxed village lifestyle while keeping convenient access to nearby towns.

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.

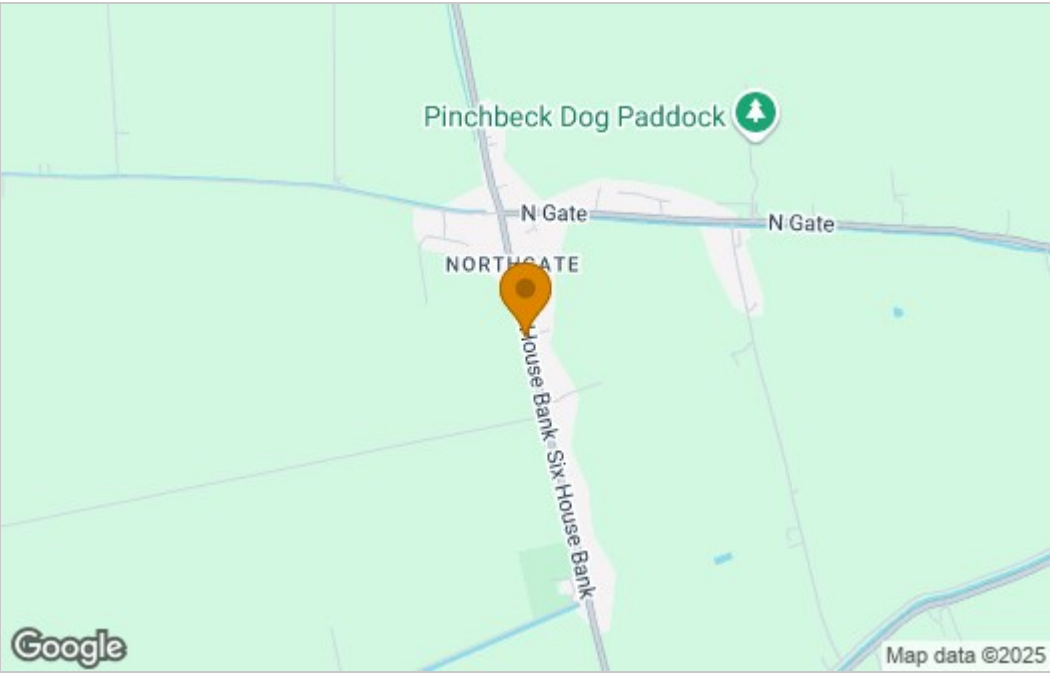
For families it is really handy have a good school on your doorstep within just a short walk.

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



Area Map



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Energy Efficiency Graph

