



51 Mountbatten Avenue, Pinchbeck, PE11 3TP

£325,000

- Situated in the sought-after village of Pinchbeck.
- Includes an entrance hall, lounge, dining room, kitchen breakfast room, utility room, and ground-floor shower.
- Features ample gardens and off-road parking.
- Four bedrooms along with a family bathroom.
- EPC: D

Ark Property Centre are delighted to offer for sale this four bedroom detached house in the desirable Village of Pinchbeck. Benefiting from generous gardens and off road parking this property comprises entrance hall, lounge, dining room and kitchen breakfast room with utility and ground floor shower. To the first floor are four bedrooms and bathroom. Presented in excellent order this property is ready to move in for the growing family. Contact Ark for more information.

Entrance Hall



PVCu double glazed entrance door with glazed side panels, coving to ceiling, radiator, stairs to first floor landing. Doors to lounge, dining room and kitchen breakfast room.

Lounge 20'9" x 11'10" (6.35m x 3.63m)



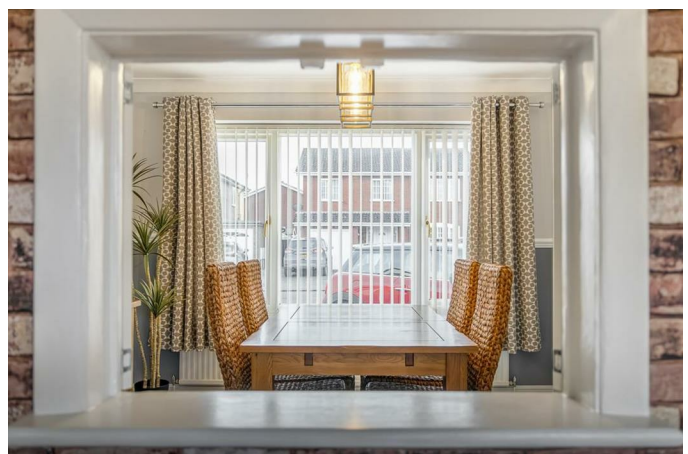
PVCu double glazed windows to front and rear, coving to ceiling, two radiators, feature pannelled false chimney with inset electric fire.



Dining Room 10'5" x 10'4" (3.20m x 3.17m)



PVCu double glazed window to front, coving to ceiling, radiator, serving hatch from kitchen breakfast room.



Kitchen Breakfast Room 17'2" x 10'0" (5.25m x 3.07m)



PVCu double glazed window to rear, coving to ceiling, tiled flooring. Fitted with a matching range of base and eye level units. Roll edge work surfaces with tiled splashback. 1 1/2 bowl stainless steel sink and drainer with chrome mixer tap over, four ring gas hob with electric oven and grill under and stainless steel extractor hood over. Space and plumbing for dishwasher, space for American style fridge freezer. Under stairs storage cupboard.



Rear Lobby

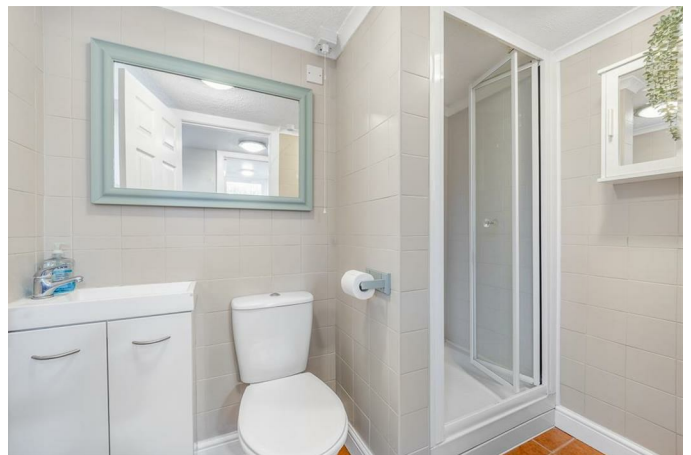
PVCu double glazed door to side, wood effect flooring, radiator. Doors to utility room and shower room.

Utility Room 5'1" x 7'4" (1.57m x 2.26m)



PVCu double glazed window to rear, wood effect flooring, built in hanging rails, tiled walls. Fitted base and eye level units, roll edge work surface with stainless steel sink and drainer. Space and plumbing for washing machine and tumble dryer.

Shower Room



PVCu double glazed window to side, radiator, tiled walls and floor. Fitted with a three piece suite comprising shower enclosure with folding glass door and electric shower, close coupled toilet with push button flush and wash hand basin with chrome mixer tap over set in vanity unit with built in storage.

Landing



PVCu double glazed window to front, loft access, doors to bedrooms and bathroom.



Bedroom One 10'9" x 11'10" (3.29m x 3.63m)



PVCu double glazed window to front, coving to ceiling, radiator. Built in mirrored sliding door wardrobes.



Bedroom Two 10'6" x 10'5" (3.22m x 3.20m)



PVCu double glazed window to front, coving to ceiling, radiator.

Bedroom Three 10'7" x 9'11" (3.25m x 3.04m)

PVCu double glazed window to rear, coving to ceiling, radiator. Built in airing cupboard housing mains gas central heating boiler.

Bedroom Four 11'10" x 9'9" max (3.63m x 2.99m max)



PVCu double glazed window to rear, coving to ceiling, radiator.

Bathroom



PVCu double glazed window to rear, coving to ceiling with recessed ceiling spotlights, fully tiled walls, wall mounted chrome heated towel rail. Fitted with a three piece suite comprising panel bath with chrome mixer tap and hand held shower attachment over, pedestal wash hand basin with chrome taps and close coupled toilet with push button flush.

Outside



The property benefits from ample parking and single garage to the front of the property. There is a small lawn with planted tree and shrubs. Side gated access leads to the generous rear garden which is mainly laid to lawn and enclosed by timber fencing. There is a timber deck seating area, storage shed and raised planters.



Garage

Roller door, power and light connected.

Property Postcode

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

Verified Material Information

Tenure: Freehold
Council tax band: D
Annual charge: No
Property construction: Brick built
Electricity supply: Yes
Solar Panels: No
Other electricity sources: No
Water supply: Anglian Water
Sewerage: Mains
Heating: Gas central heating
Heating features: No
Broadband: As stated by Ofcom, Standard,

Superfast and Ultrafast is available.

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

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - low. Rivers and the sea - low. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: D67

Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING: D

COUNCIL TAX BAND: D

PLEASE NOTE:

All photos are property of Ark Property Centre and can't 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



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 tested and no guarantee as to their operability or efficiency can be given.

Area Map



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Energy Efficiency Graph

