



2 Viceroy Drive, Pinchbeck, PE11 3TS

£375,000

- Spacious & extended four-bedroom detached home in a sought-after Pinchbeck estate.
- Four double bedrooms, including a master suite with dressing room and en-suite.
- Four versatile reception rooms, ideal for modern family living.
- Refitted kitchen plus an extended utility room for added convenience.
- Oversized garage and plenty of off-road parking at the front.
- South facing rear garden with a generous patio area, perfect for outdoor entertaining.
- Sold with no onward chain.

This extended four-bedroom detached home offers an abundance of space and versatility, perfect for modern family living. Situated in a desirable estate, the property boasts four double bedrooms, including a superb master suite with a dressing room and en-suite. The ground floor features four generous reception rooms, a stunning refitted kitchen, an extended utility room and WC, and an oversized garage. Outside, there is ample off-road parking to the front and a private enclosed rear garden with a generous patio area, ideal for outdoor entertaining. A must-see home in a prime location!

Entrance Hall 16'9" x 6'4" (5.13m x 1.94m)



PVC double glazed door and matching side panels to front. Window to side. Coving to ceiling. Vinyl tiled floor. Radiator. Stairs to first floor.

Lounge 20'9" x 11'10" (6.35m x 3.62m)



PVC double glazed bay window to front. Coving to ceiling. Two Radiators. Feature fireplace. French doors opening to Conservatory.



Conservatory 14'7" x 10'2" (4.47m x 3.12m)



Brick and PVC construction with a polycarbonate roof. Tiled floor. Wall mounted electric heater. French doors opening to garden.



Dining Room 16'9" x 10'4" (5.11m x 3.17m)



PVC double glazed bay window to front. Coving to ceiling. Radiator. Tiled floor.



Kitchen 9'11" x 17'1" (3.04m x 5.22m)



PVC double glazed window to rear. Coving to ceiling. Recessed spot lights. Vinyl tiled floor. Radiator. Matching range of base and eye level units with quartz work tops over and breakfast peninsula. Tiled splash backs. Neff induction hob with matching Neff extractor hood over. Inset composite sink with chrome Quooker tap over. Integrated drinks chiller. Twin integrated Neff tilt and slide oven and grills. Integrated dishwasher. Built in pantry cupboard.



Utility Room 9'1" x 9'7" (2.78m x 2.94m)



PVC double glazed window to rear. Door to side. Coving to ceiling. Vinyl tiled floor. Radiator. Fitted base and eye level units with work tops over. Tiled splash backs. Space and plumbing for washing machine and tumble dryer. Space for American style fridge freezer.

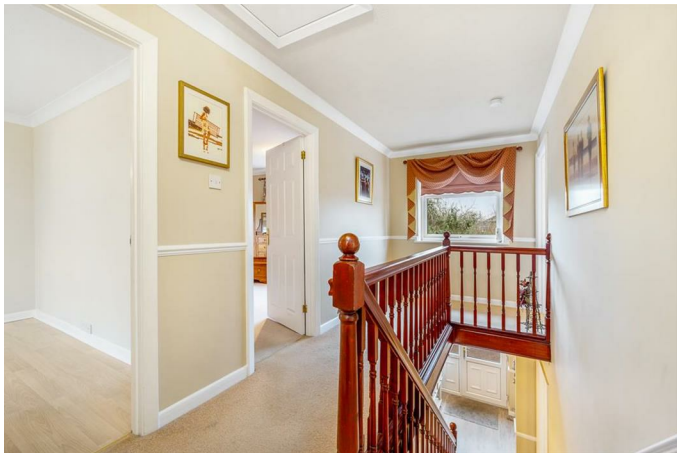


Cloakroom 5'1" x 6'0" (1.55m x 1.85m)



PVC double glazed window to side. Coving to ceiling. Tiled floor. Full height wall tiling. Radiator. Fitted close coupled toilet with push button flush. Ceramic wash hand basin with chrome mixer tap over set in vanity unit with built in storage.

First Floor Landing 14'11" x 5'8" (4.56m x 1.74m)



Coving to ceiling. Loft access. Doors to bedrooms and bathroom.

Dressing Area 10'8" x 10'2" (3.27m x 3.12m)



PVC double glazed window to front. Coving to ceiling. Opening to bedroom.

Bedroom 1 12'9" x 9'8" (3.90m x 2.96m)



PVC double glazed window to front. Coving to ceiling. Radiator.



En-suite 5'1" 9'7" (1.56m 2.94m)



PVC double glazed window to side. Coving to ceiling. Spot lights. Vinyl floor. Heated towel radiator. Quadrant shower cubicle with chrome thermostatic shower riser, rainfall head and hand held attachment. Pedestal wash hand basin. Close coupled toilet. Extractor fan. Shaver point.



Bedroom 2 9'9" x 10'2" & 8'5" x 9'8" (2.98m x 3.12m & 2.58m x 2.96m)



PVC double glazed windows to rear. Coving to ceiling. Radiator. Laminate floor. Built in airing cupboard with slatted shelving and hot water cylinder.



Bedroom 3 10'9" x 11'10" (3.28m x 3.62m)



PVC double glazed window to front. Coving to ceiling. Radiator. Built in wardrobe with sliding doors, shelving and hanging rail.

Bedroom 4 9'9" x 9'9" (2.98m x 2.98m)



PVC double glazed window to rear. Coving to ceiling. Radiator. Vinyl floor.

Bathroom 5'5" x 7'9" (1.66m x 2.38m)



PVC double glazed window to rear. Coving to ceiling. Tiled floor. Full height wall tiling. Chrome wall mounted heated towel rail. Panelled bath with chrome mixer tap over and electric shower and shower screen. Ceramic wash hand basin with chrome mixer tap set in vanity unit with built in storage. Close coupled toilet with push button flush.

Outside



Front: Generous gravelled driveway providing parking for several vehicles. Side gated access to the rear garden. Electric vehicle charging point. Rear: South facing rear garden. Enclosed by timber fencing. Lawn area. Large patio seating area. Outside lighting. Cold water tap. Outside power sockets.



Garage 16'11" x 9'9" (5.18m x 2.98m)

Oversized single garage. Up and over vehicular door to the front. Power and light connected. Pedestrian door to side.

Property Postcode

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

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: D

Annual charge: No

Property construction: Brick built

Electricity supply: Octopus

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 Limited 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 Oversized Single Garage

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - very low. Rivers and the sea - very 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: D66

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

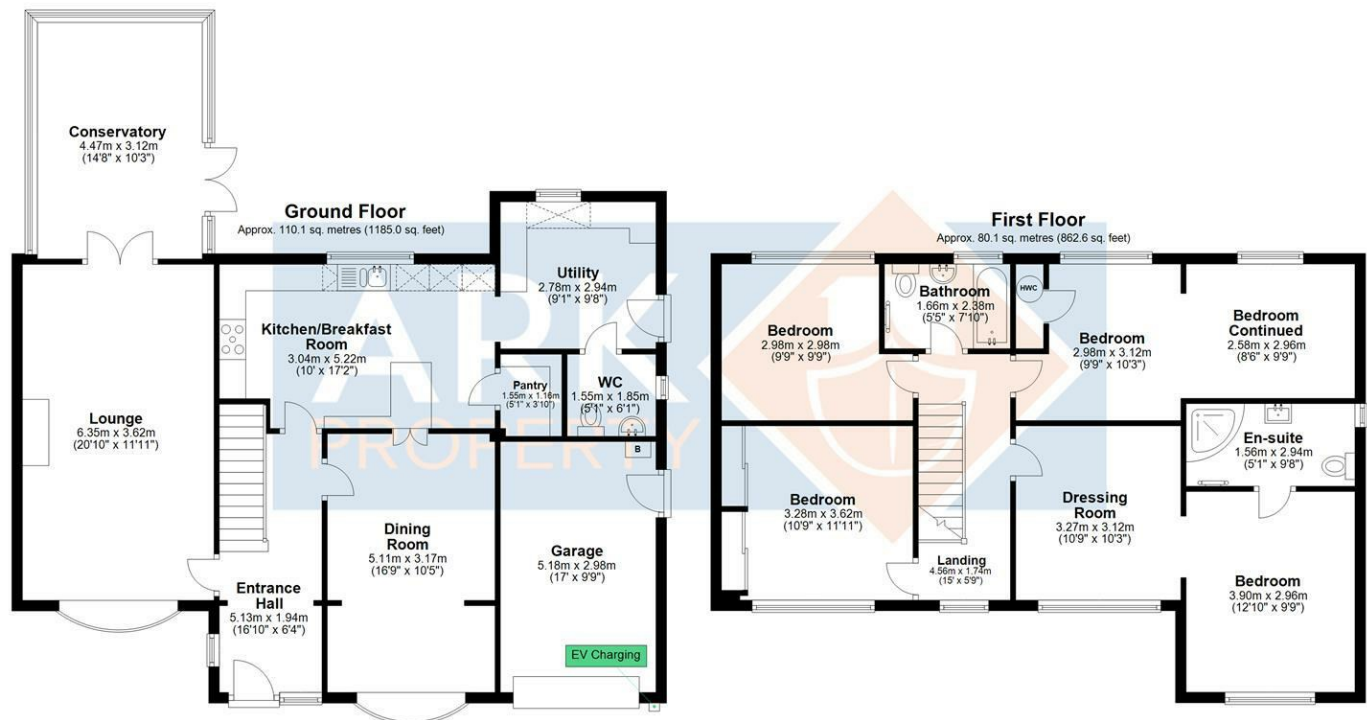
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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



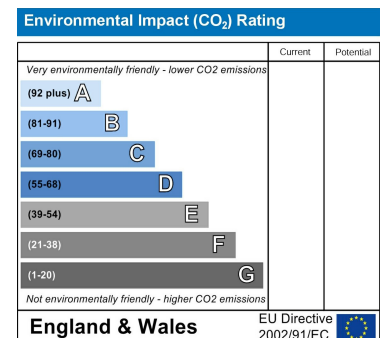
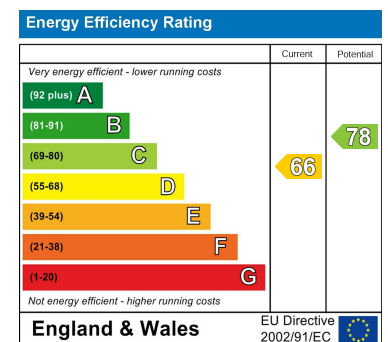
Total area: approx. 190.2 sq. metres (2047.7 sq. feet)

Floor plan created by Mattie Black Media.
Plan produced using PlanUp.

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>

