



## 10 Lytleport Close, Pinchbeck, PE11 3XH

**50% Shared Ownership £118,000**

- Three-bedroom semi-detached home available through shared ownership, 50% available
- Spacious lounge/diner and modern kitchen for comfortable living
- Main bedroom with ensuite, plus two additional bedrooms and family bathroom
- Ground floor cloakroom for added convenience
- Detached single garage and off-road parking for two vehicles
- Ideal for first-time buyers looking to step onto the property ladder



A fantastic opportunity to purchase this well-presented three-bedroom semi-detached home through shared ownership. The property features a spacious lounge/diner, a modern kitchen, and a convenient ground floor cloakroom. Upstairs, the main bedroom benefits from an ensuite, with two further bedrooms and a family bathroom. Outside, a detached single garage and off-road parking for two vehicles provide ample space. Situated in a desirable location, this home is perfect for first-time buyers looking to step onto the property ladder. Contact us today to arrange a viewing!

**Entrance Hall 6'3" x 3'4" (1.92m x 1.03m)**



Composite glazed door to front. Skimmed ceiling. Radiator. Stairs to first floor.

**Lounge 14'9" x 15'5" (4.5m x 4.7m)**



UPVC double glazed French doors to rear. UPVC window to side. Skimmed ceiling. Radiator. Laminate flooring. Built in understairs storage cupboard.



**Kitchen 10'0" x 7'6" (3.05m x 2.31m)**



UPVC double glazed window to front. Skimmed ceiling. Recessed spot lights. Tiled floor. Matching base and eye level units with roll edge work surfaces and matching upstand. Four ring electric hob with extractor hood over. Electric oven and grill beneath. Space and plumbing for washing machine. Integrated fridge freezer. Built in dishwasher.



**Cloakroom 2'7" x 5'3" (0.80m x 1.61m)**



Skimmed ceiling. Extractor fan. Radiator. Close coupled toilet with push button flush. Pedestal wash hand basin with chrome mixer taps. Tiled splash back.

**First Floor Landing 9'9" x 7'11" (2.98m x 2.43m)**



Skimmed ceiling. Loft access.

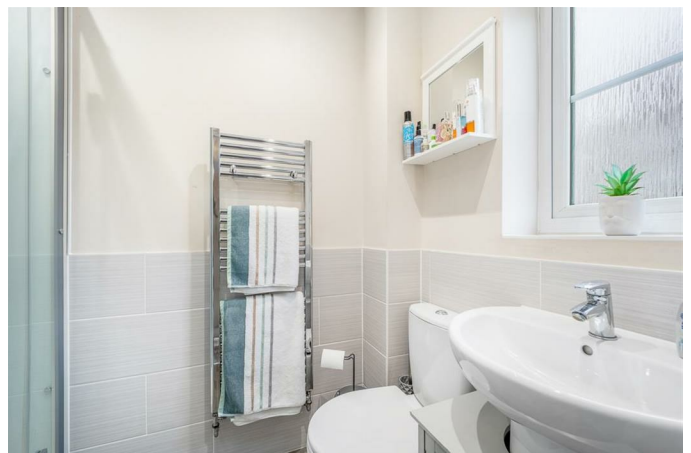
**Bedroom 1 9'7" x 10'9" (2.93m x 3.30m)**



UPVC double glazed window to rear. Skimmed ceiling. Radiator. Built in double wardrobes with sliding doors and hanging rails.



**En-suite 4'8" x 8'3" (max) (1.44m x 2.53m (max))**



Skimmed ceiling. Recess spot lights. Extractor fan.



Vinyl flooring. Wall tiling. Shaver point. Wall mounted heated towel rail. Fitted shower pod with rainfall head and handheld attachment. Close coupled toilet with push button flush, Pedestal wash hand basin with chrome mixer taps.

**Bedroom 2 9'11" x 7'11" (3.04m x 2.43m)**



UPVC double glazed window to front. Skimmed ceiling. Radiator.

**Bedroom3 6'5" x 6'9" (1.98m x 2.08m)**



UPVC double glazed window to front. Skimmed ceiling. Radiator. Built in over stairs storage cupboard.

**Bathroom 7'9" x 6'0" (2.37m x 1.83m )**



UPVC double glazed window to side. Skimmed ceiling. Recessed spot lights. Vinyl flooring. Wall mounted heated towel rail. Half height wall tiling. Shaver point. Extractor fan. Panelled bath with chrome mixer taps and hand held shower attachment. Close couple toilet with push button flush. Pedestal wash hand basin with chrome mixer taps over.

**Outside**



Front: There is a low maintenance garden to the front of the property. There is a driveway with off road parking to the side leading to a single garage. Side gated access.

Rear: Enclosed by timber fencing. Laid to lawn. Timber decking seating area. Outside lighting. Cold water tap.



### Garage

Up and over vehicular door. Power and light connected.

### Property Postcode

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

### 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: Leasehold 50% Shared Ownership

Council tax band: B

Length of lease: 99 years

If you buy a 50% share, the share purchase price will be £118,000.00 and the rent will be £305.22 a month.

Annual charge: In addition to the rent, the monthly payment to Preim: £170.49 per annum.

Property construction: Brick built

Electricity supply: British Gas

Solar Panels: Yes, 4 panels, owned by the property.

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 Limited over Voice and

Data. Vodafone is Limited 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 - very 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: B87

### 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.

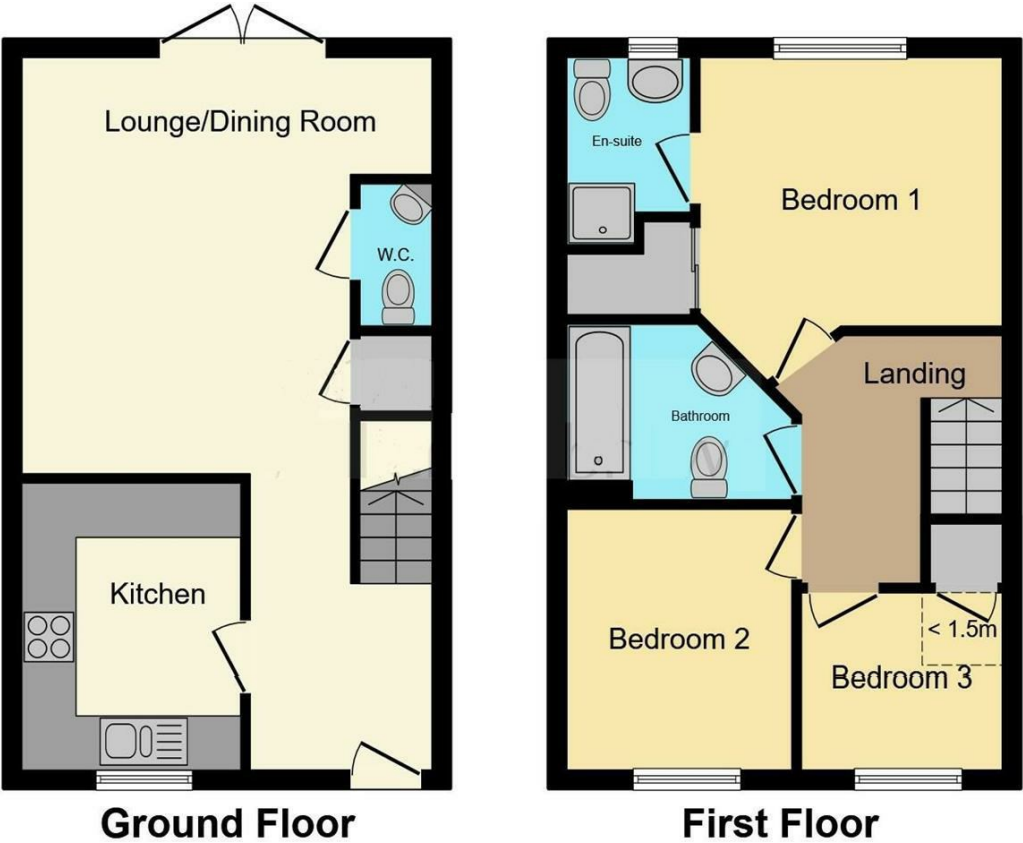
### Disclaimer

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.

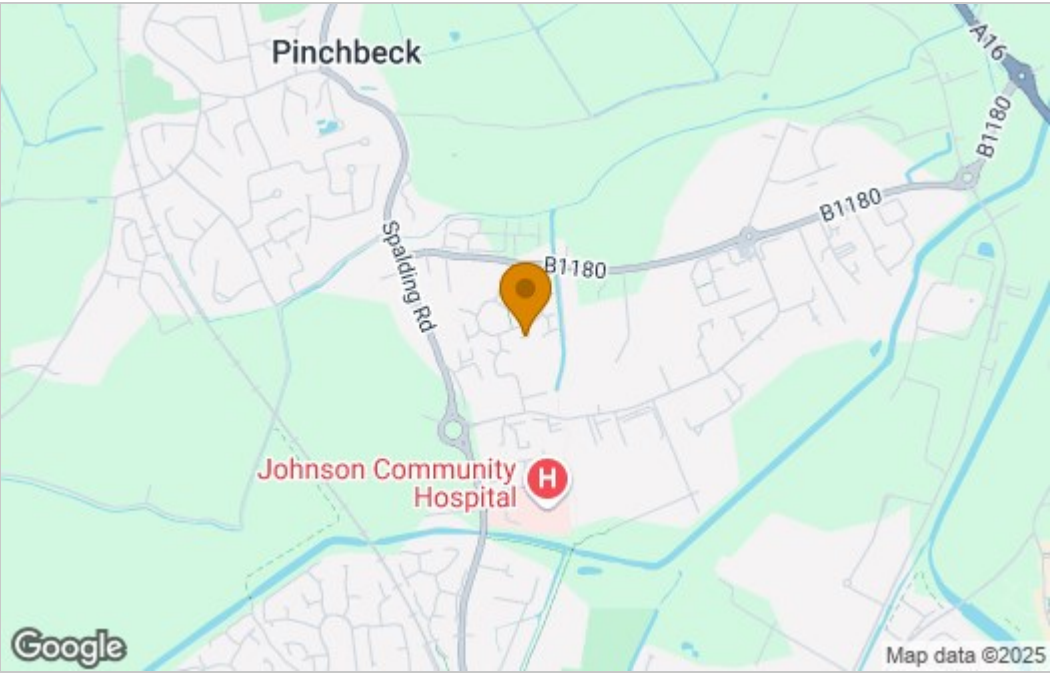


Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

Area Map



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Energy Efficiency Graph

