



5 Town Farm Close, Pinchbeck, PE11 3SG

£265,000

- Desirable Location – Situated in the sought-after village of Pinchbeck.
- Spacious Living Areas – Includes a welcoming lounge, separate dining room, and rear kitchen.
- Three Bedrooms – Well-sized rooms offering comfortable family living.
- Two Bathrooms – Ground-floor shower room and a four-piece family bathroom upstairs.
- Outdoor Space – Front and rear gardens, ideal for outdoor enjoyment.
- Off-Road Parking – Convenient driveway.

Located in the desirable village of Pinchbeck, this well-presented three-bedroom detached home offers generous living space inside and out. The ground floor features a welcoming lounge, a separate dining room, and a kitchen to the rear. A convenient shower room is also available on this level. Upstairs, you'll find three good-sized bedrooms and a four-piece family bathroom. Outside, the property benefits from off-road parking and spacious front and rear gardens, perfect for outdoor enjoyment. A fantastic opportunity for families or those looking for a peaceful village setting!

Entrance Hall 5'2" x 9'1" (1.58m x 2.77m)

PVC double glazed door and side light. Coving to ceiling. Radiator. Laminate flooring. Stairs to first floor.

Lounge 15'1" x 11'5" (4.62m x 3.48m)



Sliding patio doors to rear. Skimmed ceiling. Laminate flooring. Radiator.



Shower Room 5'1" x 5'1" (1.56m x 1.55m)



PVC double glazed window to side. Coving to ceiling. Extractor fan. Tiled floor. Tiled walls. Chrome wall mounted heated towel rail. Quadrant shower cubicle with sliding doors and mains shower. Ceramic wash hand basin set in vanity unit with chrome mixer tap. Close coupled toilet with push button flush.

Kitchen 8'7" x 11'7" (2.62m x 3.55m)



PVC window to rear and door to side. Coving to ceiling. Tiled flooring. Built in pantry cupboard. Fitted with a matching range of base and eye level units with work surfaces and splash back. Space and plumbing for washing machine. Space for free standing electric cooker. Space for fridge freezer. Plinth heater.



Dining Room 11'10" x 8'3" (3.61m x 2.53m)



PVC double glazed window to front. Skimmed ceiling. Laminate flooring. Radiator.

First Floor Landing

Skimmed ceiling. Loft access.

Bedroom 1 11'8" x 11'5" (3.58m x 3.50m)



PVC double glazed windows to front and side. Skimmed ceiling. Laminate flooring. Radiator. Built in wardrobe with folding door.

Bedroom 2 15'0" x 8'4" (4.58m x 2.55m)



PVC double glazed window to front. Skimmed ceiling. Laminate flooring. Radiator. Walk in wardrobe with mains gas central heating boiler.

Bedroom 3 8'5" x 8'10" (2.59m x 2.71m)



PVC double glazed window to rear. Skimmed ceiling. Radiator. Built in wardrobe with shelving and hanging rail.

Bathroom 5'4" x 9'11" (1.65m x 3.04m)



PVC double glazed windows to rear. Coving to ceiling. Extractor fan. Tiled flooring. Tiled walls. Bath with chrome mixer tap over. Shower enclosure with glass folding door and mains shower. Vanity unit with built in wash hand basin and concealed cistern toilet. Wall mounted mirror vanity cabinet. Wall mounted heated towel rail.



Outside



Front: Gravel driveway providing off road parking for 2 vehicles. Secure side passage leads to the rear garden.

Rear: Enclosed by timber fencing. Lawn area. Patio area. Raised vegetable beds.



Garage 17'1" x 8'6" (5.23m x 2.61m)

Up and over vehicular door. Window to rear. Power and light connected.

Property Postcode

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

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: Scottish Power

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 Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Likely over Voice and Limited 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 - 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:

Coalfield or mining area: No

Energy Performance rating: D61

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.

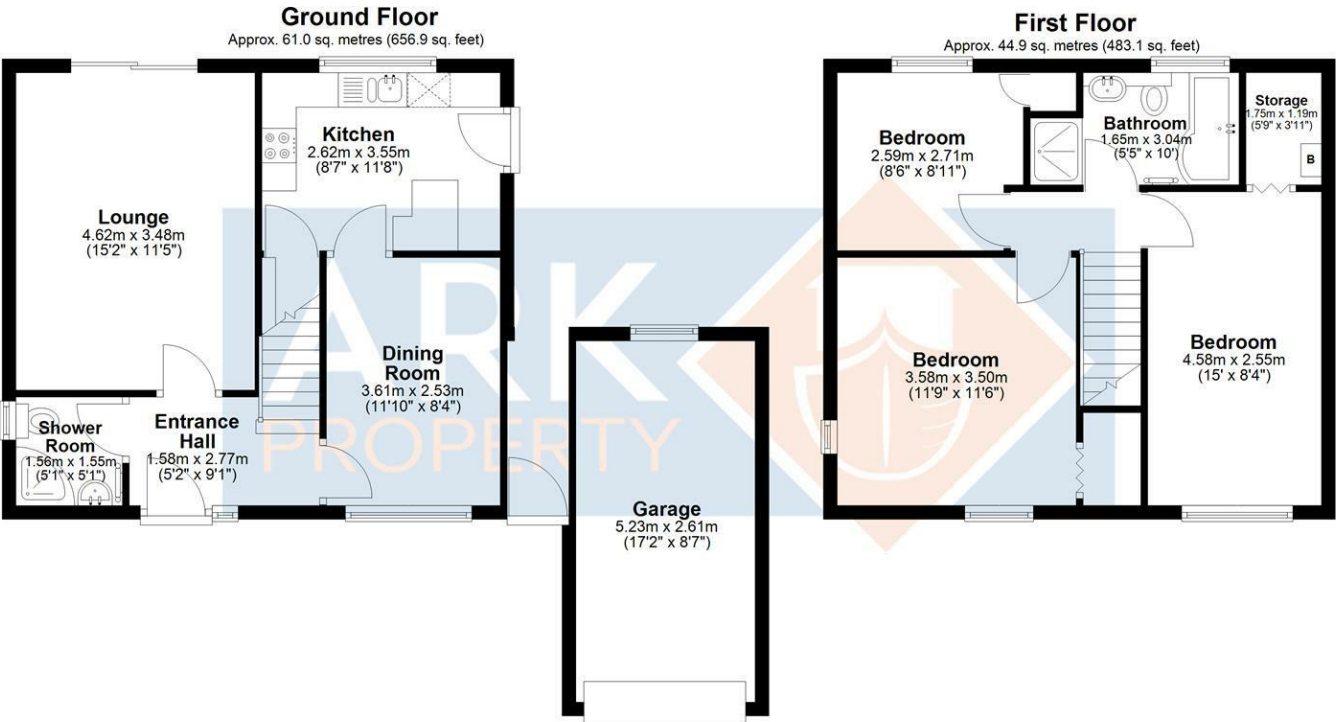
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

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.



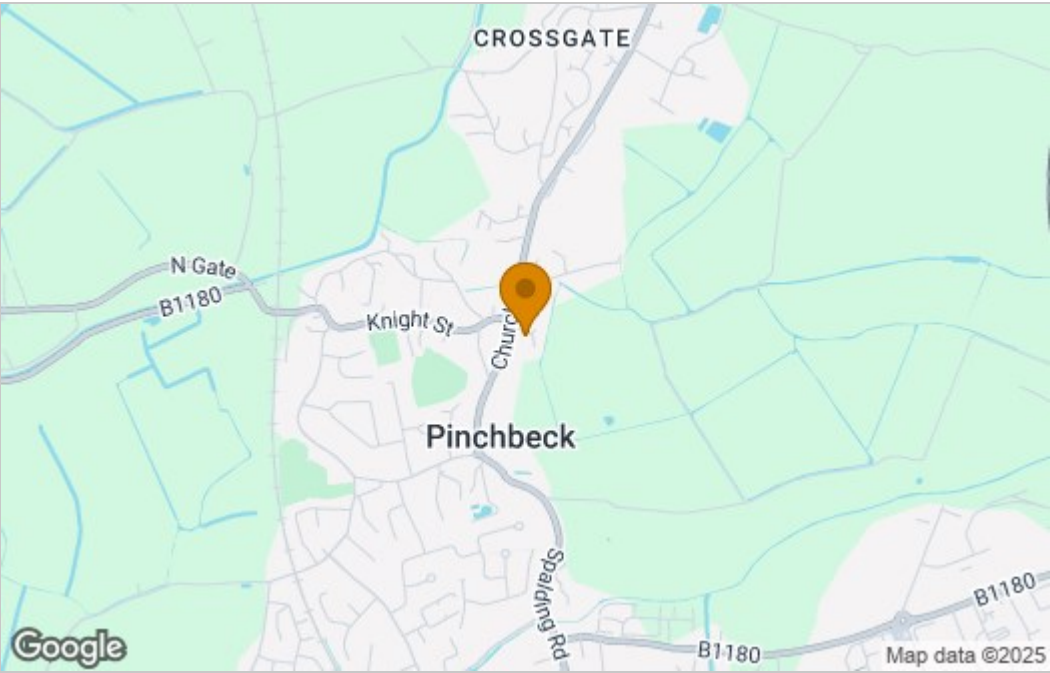
Floor Plan



Total area: approx. 105.9 sq. metres (1140.1 sq. feet)

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

Area Map



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Energy Efficiency Graph

