



45 Atherton Gardens, Pinchbeck, PE11 3YJ

£219,950

- Three bedroom semi-detached home in sought-after Pinchbeck location
- Spacious lounge with attractive front bay window
- Main bedroom with ensuite shower room
- Convenient downstairs cloakroom
- Generous off-road parking
- Larger-than-average rear garden with summerhouse

Three Bedroom Semi-Detached Home in Pinchbeck.

Situated in the sought-after village of Pinchbeck, this well-presented three bedroom semi-detached house offers ideal family living. The property features a bright lounge with a bay window to the front, a modern kitchen/diner, a handy downstairs cloakroom, and three good-sized bedrooms, with the main bedroom benefitting from an ensuite shower room. Outside, there is plenty of off-road parking and a larger-than-average rear garden, complete with a charming summerhouse — perfect for relaxing or entertaining. Early viewing is highly recommended to appreciate all this lovely home has to offer.

Entrance Hall 8'3" x 4'5" (2.52m x 1.36m)

Composite glazed entrance door to front. Skimmed ceiling. Radiator. Stairs to first floor. Wall mounted electric consumer unit.

Lounge 14'1" x 11'1" (4.31m x 3.38m)



PVC double glazed bay window to front and window to side. Skimmed ceiling. Two radiators.



Kitchen/Diner 9'0" x 12'6" & 10'5" x 8'6" (2.76m x 3.83m & 3.18m x 2.60m)



Kitchen - 2.76m x 3.83m

Dining Area - 3.18m x 2.60m

PVC double glazed windows to side and rear. French doors opening to the garden. Skimmed ceiling. Tiled flooring. Two radiators. Matching range of base and eye level units with roll edge work surface over and matching upstand. Four ring gas hob with electric oven and grill under. Stainless steel extractor hood. Stainless steel sink drainer with chrome mixer tap over. Integrated dishwasher. Space and plumbing for washing machine. Integrated fridge/freezer.



Cloakroom 7'2" x 3'0" (2.19m x 0.92m)



Skimmed ceiling. Extractor fan. Tiled flooring. Radiator. Fitted close coupled toilet with push button flush. Pedestal wash hand basin with chrome mixer tap over and tiled splash back.

First Floor Landing 6'6" x 9'3" (1.99m x 2.84m)



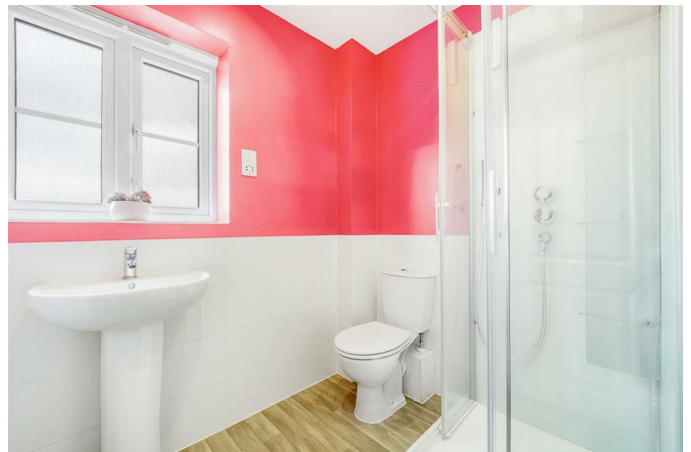
Skimmed ceiling. Loft access. Built in airing cupboard with wall mounted mains gas central heating boiler. Additional built in cupboard.

Bedroom 1 9'0" x 10'0" (2.76m x 3.07m)

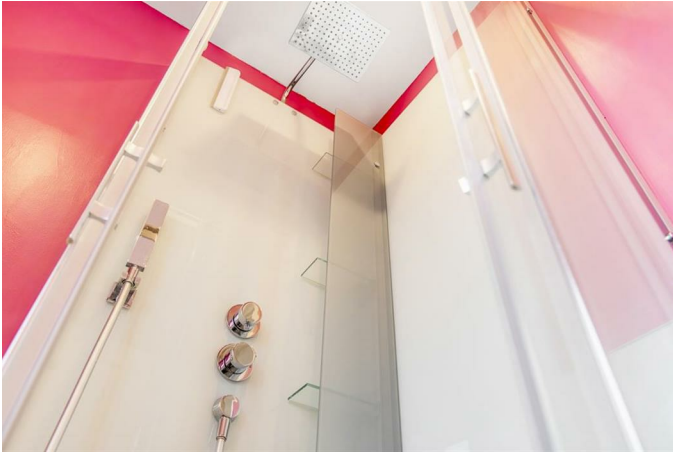


PVC double glazed window to front. Skimmed ceiling. Radiator. Built in double door wardrobe with fitted shelf and hanging rail.

En-suite 5'4" x 6'6" (1.64m x 1.99m)



PVC double glazed window to front. Skimmed ceiling. Recessed spot lighting. Extractor fan. Wall mounted heated towel rail. Vinyl flooring. Fitted mains shower pod with rainfall head and hand held attachment. Close couple toilet with push button flush. Pedestal wash hand basin with push button flush. Shaver point.



Bedroom 2 9'2" x 8'6" (2.80m x 2.60m)



PVC double glazed window to rear. Skimmed ceiling. Radiator.

Bedroom 3 8'11" x 6'10" (2.74m x 2.10m)



PVC double glazed window to rear. Skimmed ceiling. Radiator.

Bathroom 9'0" x 5'10" (2.76m x 1.78m)



PVC double glazed window to side. Skimmed ceiling. Recessed spot lights. Extractor fan. Vinyl flooring. Wall mounted heated towel rail. Shaver point. Panelled bath with chrome taps and shower attachment. Close coupled toilet with push button flush. Pedestal wash hand basin.

Outside



Front: Small lawn area with a footpath leading to the front door. Side gated access to the rear garden. Tarmac drive giving off road parking. Rear: Enclosed by timber fencing. Patio seating area. Lawn area. Well stocked borders with plants and shrubs. Timber summer house with rear shed section. Cold water tap.



Property Postcode

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

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: B

Annual charge: £190 paid to Preim Ltd

Property construction: Brick built

Electricity supply: Utility Warehouse

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

Vodafone is Limited over Voice but None over 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: Surface water - low. Rivers and the sea - medium. 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: B88

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.

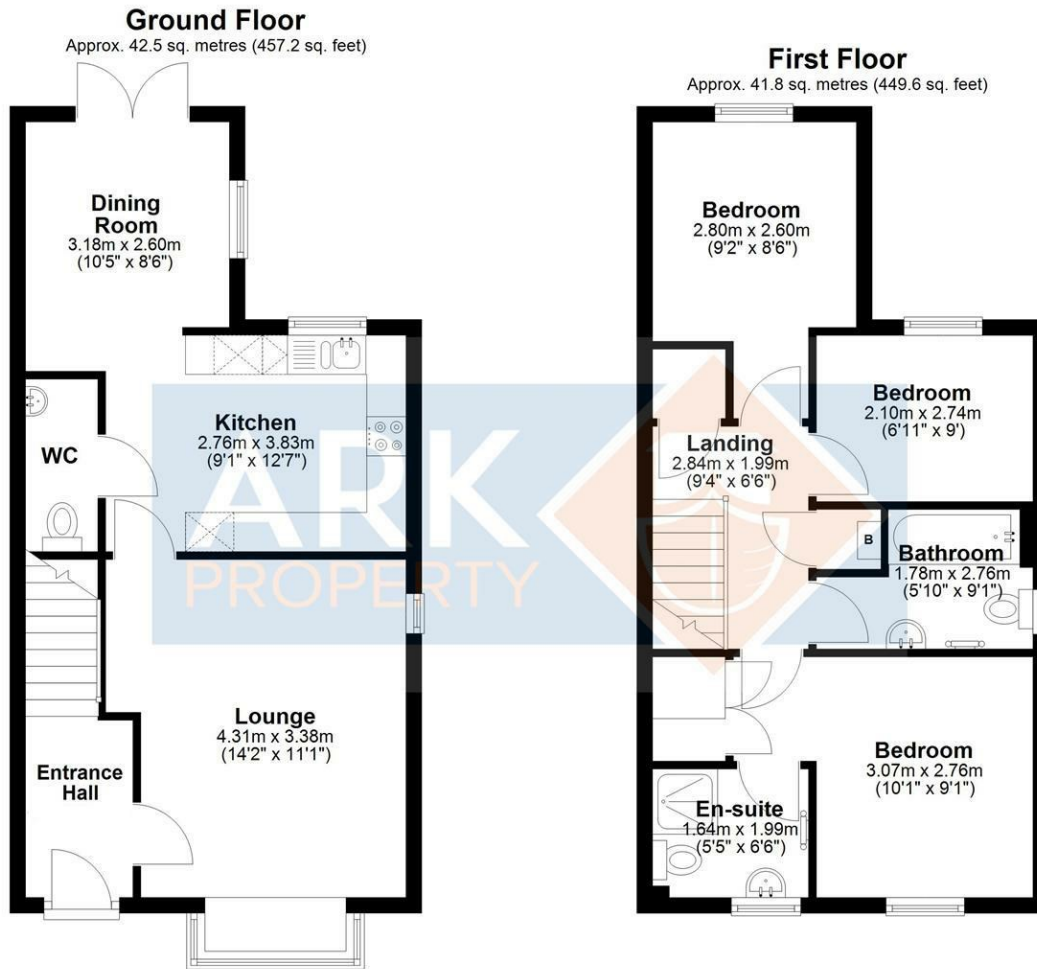
Disclaimer

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.



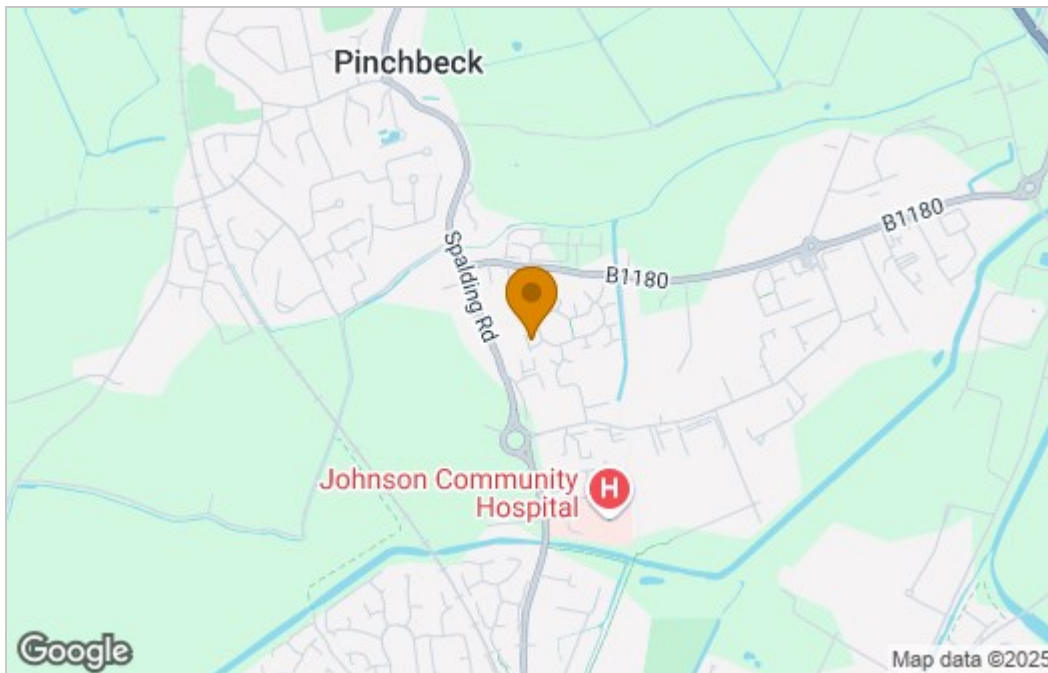


Floor Plan

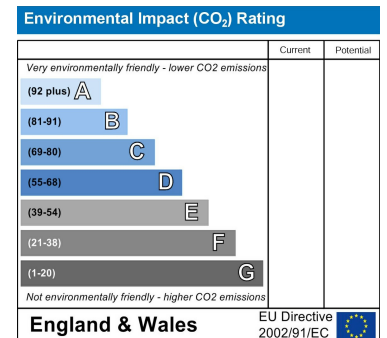
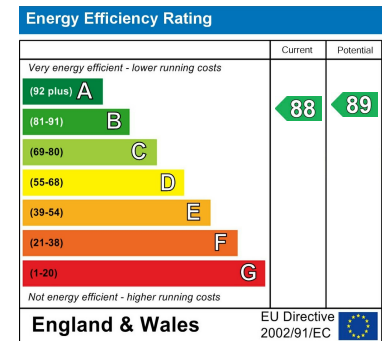


Total area: approx. 84.2 sq. metres (906.9 sq. feet)

Area Map



Energy Efficiency Graph



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