



8 Bear Lane, Pinchbeck, PE11 3XA

£550,000

- Ready in July/August 2025
- Choice of kitchen designs with island
- Integral double garage with electric door
- Underfloor heating
- Air source heat pump
- Spacious 2800sq ft
- Centre of a lovely village
- Great kerb appeal

One of just three brand new homes in the heart of the sought-after village of Pinchbeck — a rare opportunity not to be missed.

It's not often you find a newly built property in such a central village location, and this one certainly delivers. Spanning over 2,800 sq ft, this spacious family home is designed with both style and practicality in mind, offering fantastic kerb appeal and a thoughtful layout throughout

The true standout? The generously sized bedrooms — especially the luxurious master suite, which truly has to be seen to be believed. Alongside this, you'll enjoy a high-spec kitchen/diner/lounge with central island, four double bedrooms, and a double garage with electric doors. The property also backs onto tennis courts, adding a unique and private backdrop to your garden space.

Enquiries are already coming in — don't miss your chance to view this exceptional home

Location

Welcome to Pinchbeck! Just a stone's throw from Spalding, this charming village is known for its strong sense of community and wealth of local amenities. Pinchbeck offers everything you need, with a Morrisons, two Spar shops, a pharmacy, a post office, and a bustling village hall.

For families it is really handy have a good school on your doorstep within just a short walk.

For a relaxing day out, you can enjoy a meal at The Ship, a cozy riverside pub, or visit the garden centre, complete with a lovely cafe. Not to be missed is Hargraves, the village's renowned butcher, celebrated for its quality offerings.

As new developments emerge around Spalding, Pinchbeck has managed to retain its unique identity. Recent builds off Bear Lane have been thoughtfully designed to harmonize with the village's character, blending new with the traditional feel that Pinchbeck residents cherish.

Additional Information

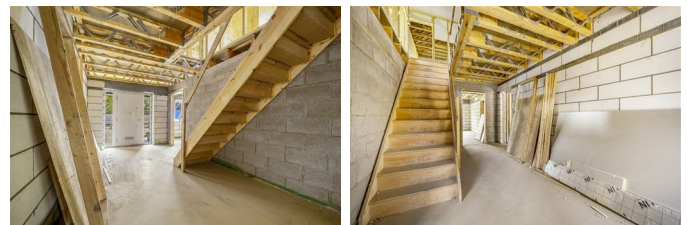
- South facing gardens with established grass
- Architect designed house (Oglesby & Limb Limited)

- Unique new build location in Pinchbeck conservation area
- Air Source Heat Pump (Mitsubishi Ecodan 5 year warranty)
- 150mm insulation throughout (2024 building reg compliant)
- Underfloor heating on ground floor
- 4.8m bi-fold door to kitchen for outside entertaining
- Integral double garage
- Oak staircase
- Oak doors throughout
- Floor covering to kitchen, WC and bathrooms included
- Ceramic grey slabs / gravel / block pavers to exterior.
- Kitchen customisation offered
- Bathroom customisation offered
- Ready July / August 2025
- The property will be covered by an Architect Warranty through Zurich Insurance

PLEASE NOTE:

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Entrance Hall 19'1" x 9'4" (5.83m x 2.86m)



Storm porch leading into a spacious entrance hall with a grand oak galleried staircase and a large front feature window flooding the space with light. Conveniently located to the side of the staircase is a downstairs cloakroom.

Cloakroom

Handy space with a wash hand basin, toilet and flooring included.

Study 10'11" x 12'4" (3.34m x 3.77m)



UPVC window to front.

Lounge 12'0" x 16'7" (3.67m x 5.07m)



UPVC window to rear.

Kitchen/Dining Room 18'5" x 22'0" (5.62m x 6.72m)



The heart of the home is a spacious open-plan kitchen dining area complete with high-end wall and base units. A large island and premium appliances, including ovens, dishwasher, fridge freezer, and island unit. Buyers can customize the kitchen design at no extra cost. This stunning space includes bi-fold doors that open to the south-facing

rear garden and leads to a large utility room, which can also be customized.

Utility Room 11'11" x 8'1" (3.64m x 2.48m)



UPVC door and window to side. Like the kitchen the potential buyers have wide range of options to choose from.

First Floor Landing 14'8" x 9'4" (4.49m x 2.86m)



Doors to bedrooms and bathroom.

Bedroom 1 22'10" x 16'7" (6.96m x 5.07m)



Bedroom One exudes a boutique feel, thoughtfully designed by the developer with a partition wall behind the bed that separates the sleeping area

from a dedicated dressing space—ideal for a dressing table—and leads seamlessly into the spacious en-suite and dressing room.

Ensuite 8'11" x 7'8" (2.72m x 2.36m)

Shower cubicle. Wash hand basin. WC. (Design to be chosen by the purchaser)

Dressing Room 9'1" x 7'8" (2.77m x 2.35m)



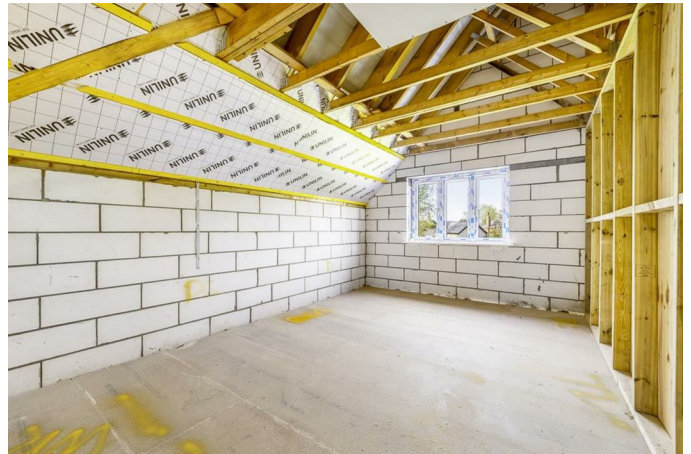
Dressing Room 4'7" x 5'10" (1.40m x 1.80m)



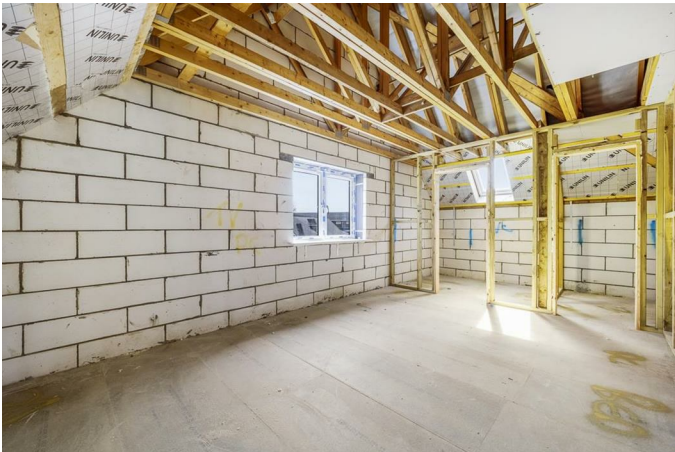
Bedroom 3 15'5" x 10'10" (4.70m x 3.31m)

Good-sized double room overlooking the rear garden.

Bedroom 4 15'5" x 10'9" (4.71m x 3.30m)



Bedroom 2 11'1" x 15'9" (3.38m x 4.81m)



A slightly smaller layout than bedroom one, with a walk-in dressing room and en-suite.

En-suite 7'6" x 5'10" (2.30m x 1.80)



Shower cubicle. Wash hand basin. WC. (Design to be chosen by the purchaser)

Good-sized double room overlooking the rear garden.

Bathroom 9'6" x 12'4" (2.92m x 3.76m)



This elegant four-piece suite includes a bath, shower cubicle, WC, and wash hand basin. (Design to be chosen by the purchaser)

Double Garage

UPVC door to entrance hall. Electric garage door.

Outside



Front: The properties are thoughtfully designed by Oglesby and Limb Limited to blend seamlessly into the Pinchbeck conservation area. Each home features its own private access from Bear Lane, leading to a gravel drive and block-paved driveway.
Rear: The fully enclosed rear garden includes a walled side, fencing, and a hedgerow for privacy. The garden is designed with a lawn area, patio, and side gate for ease of access.

Property Postcode

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

Verified Material Information

Tenure: Freehold
Council tax band: TBC
Annual charge: No
Property construction: Brick built
Electricity supply: Unknown
Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Air Source Heat Pump

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 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 Double 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: TBC

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.

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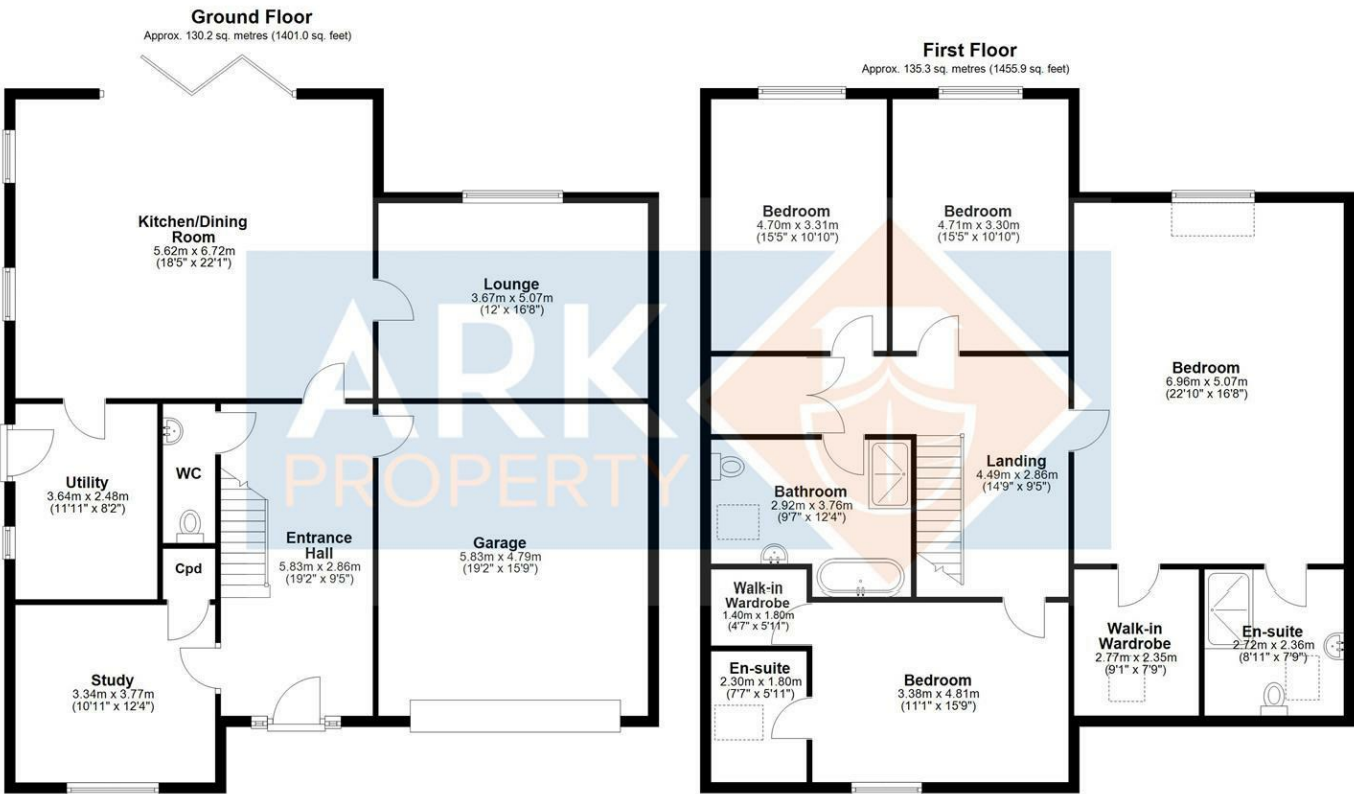
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

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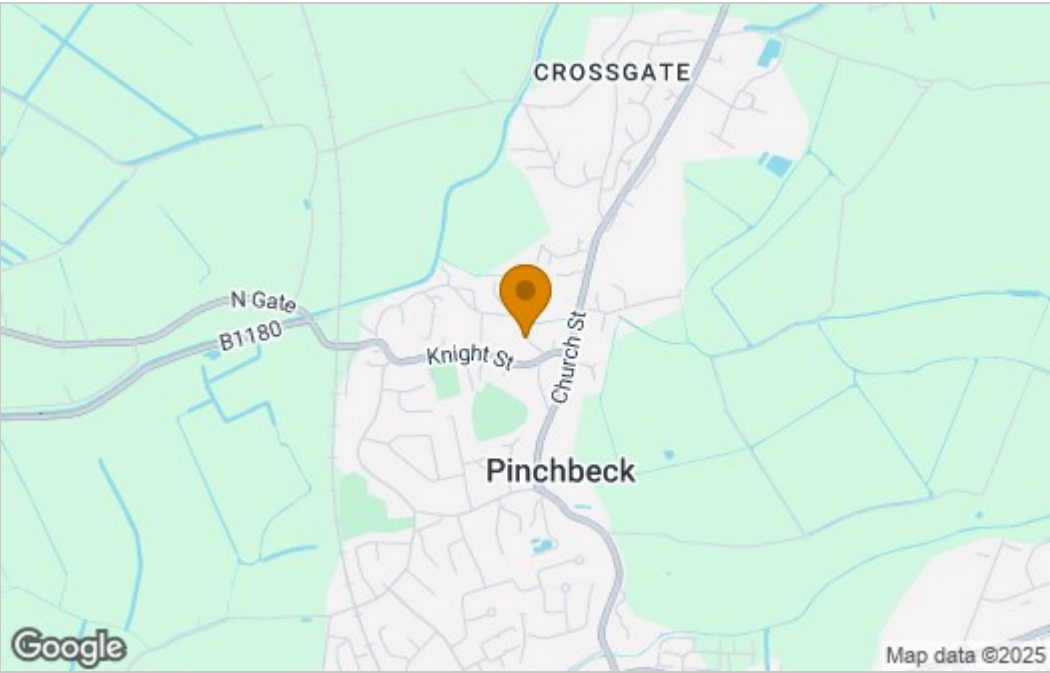
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Floor Plan

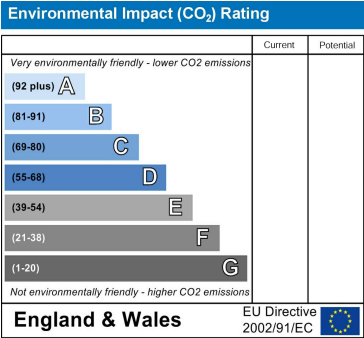
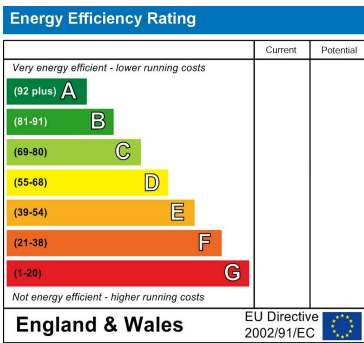


Total area: approx. 265.4 sq. metres (2856.8 sq. feet)

Area Map



Energy Efficiency Graph



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6 New Road, Spalding, Lincolnshire, PE11 1DQ
Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

