



35 The Chase, Pinchbeck, PE11 3RS

£274,400

- Popular location in Pinchbeck village
- Well presented throughout
- Two receptions rooms
- Great size rear garden
- Neutral decor throughout
- Newly fitted kitchen
- Three good size bedrooms
- Gated access leading to driveway

Nestled in the popular village of Pinchbeck, this beautifully presented family home has been lovingly cared for and is now ready for its next owner. From the moment you arrive, you'll be impressed by the property's great frontage, complete with a gated entrance leading to ample off-road parking. Inside, the home has been tastefully decorated throughout, with a recently fitted modern kitchen adding to its appeal. Upstairs, the well-proportioned bedrooms make for comfortable living, while the beautifully maintained rear garden, featuring a spacious patio—provides the perfect space for entertaining.

Homes like this don't come along often, so don't let 'The Chase' pass you by!

Entrance Porch 2'9" x 11'9" (0.86m x 3.60m)

UPVC double glazed door to the front. UPVC window to side.

Entrance Hall 11'0" x 6'0" (3.37m x 1.83m)

UPVC double glazed door to the front. Radiator. Stairs to first floor. Wood effect flooring.

Lounge 19'0" x 12'0" (5.81m x 3.68m)



UPVC double glazed windows to the front and rear. Radiators. Inset electric fire with marble surround and hearth. Wood effect flooring.

Dining Room 12'6" x 11'0" (3.82m x 3.37m)



UPVC double glazed patio doors to the rear. Radiator. Tiled floor.

Kitchen 9'8" x 8'9" (2.95m x 2.69m)



UPVC double glazed window to rear. Fitted with a matching range of base and eye level units with work surface over. Inset sink with mixer tap and drainer. Integrated eye level oven. Electric hob with extractor hood over. Integrated fridge/freezer. Radiator. Vinyl floor.

Utility Room 9'5" x 7'9" (2.88m x 2.38m)



UPVC double glazed window to the rear and door to the side. Space for tumble dryer. Space for washing machine. Space for under counter freezer. Radiator. Tiled walls. Tiled floor.

Cloakroom 6'11" x 3'2" (2.13m x 0.99m)



UPVC double glazed window to side. Fitted with a matching two piece suite comprising of a low level toilet and wash hand basin. Radiator. Partially tiled walls. Tiled floor.

Landing

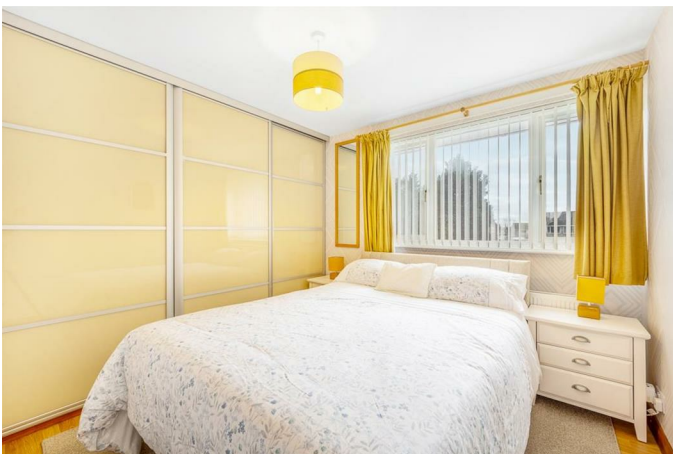
UPVC double glazed window to the front. Radiator. Airing cupboard with hot water cylinder. Loft access.

Bedroom 1 12'2" x 11'10" (3.71m x 3.62m)



UPVC double glazed window to the rear. Radiator. Carpeted.

Bedroom 2 11'2" x 8'9" (3.42m x 2.68m)



UPVC double glazed window to the rear. Radiator.

Fitted sliding door wardrobes with hanging rails and shelving. Wood effect laminate flooring.

Bedroom 3 11'10" x 6'7" (3.63m x 2.01m)



UPVC double glazed window to the front. Radiator. Laminate flooring.

Bathroom 5'6" x 7'11" (1.70m x 2.42m)



UPVC double glazed window to the side. Fitted with a matching three piece suite comprising of: Toilet. Wash hand basin. Deep panelled p shaped bath with chrome mixer taps over and electric shower over. Heated towel rail. Fully tiled walls. Tiled flooring. Extractor fan.

Outside



Front: Block paved driveway with off road parking for several cars. Enclosed by brick wall and iron gates. Side gated access to the rear.

Rear: South facing. Fully enclosed by timber fencing. Large wrap around patio area. Low level fence separating the lawn area with various trees and raised borders with shrubs. Outside lighting. Raised patio area with shed. Dutch barn design shed. Greenhouse.

Garage 14'3" x 9'4" (4.35m x 2.86m)

Up and over garage door with power and lighting connected. Boiler.

Property Postcode

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

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: Utility Warehouse

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

Heating features: Electric fire in lounge.

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 None over 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 Single Garage

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - very 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: D65

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.

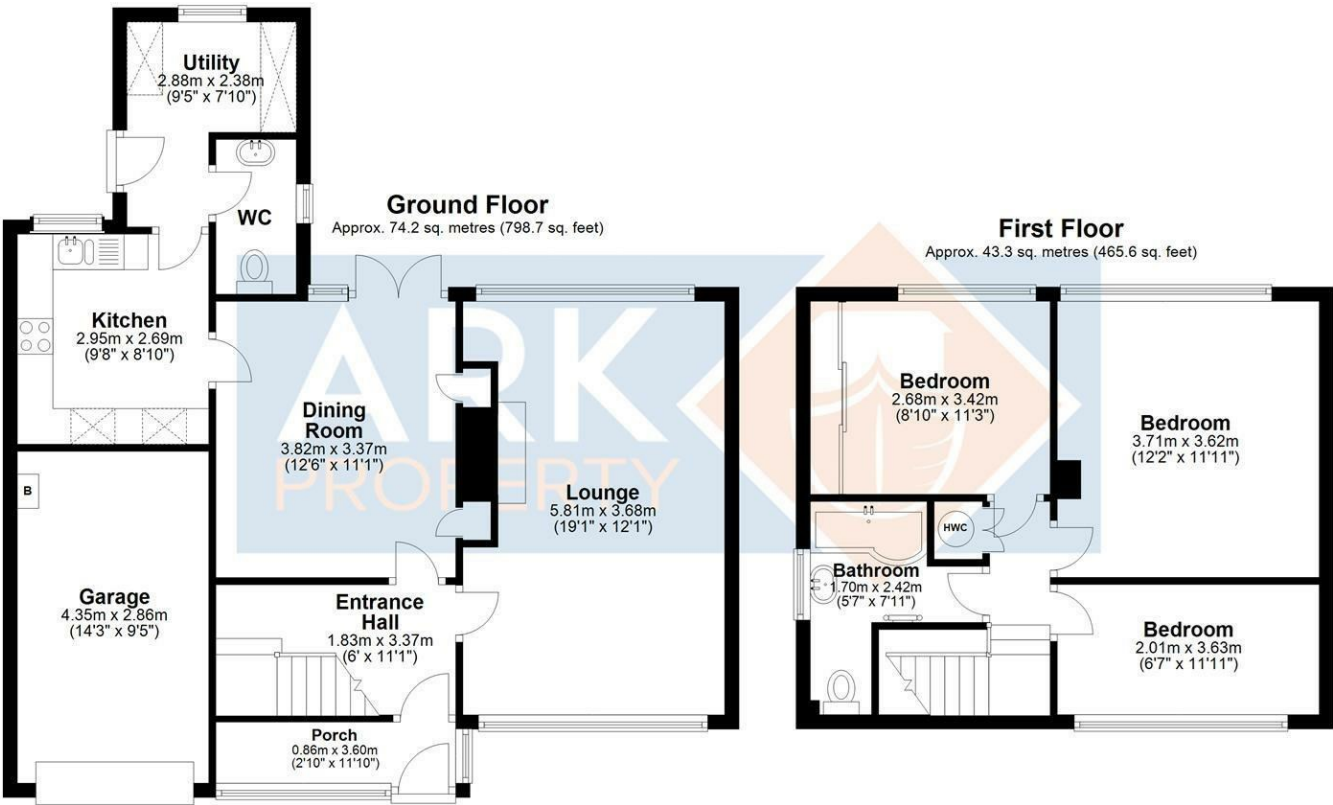
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

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. 117.5 sq. metres (1264.2 sq. feet)

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

Area Map



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Energy Efficiency Graph

