



170 Spalding Road, Pinchbeck, PE11 3UE

£315,000

- Charming period detached home full of character and original features
- Spacious family-friendly layout with three bedrooms
- Generous living spaces including lounge/dining room, garden room and kitchen/breakfast room
- Modern refitted shower room plus ground floor WC and useful utility area
- Attractive horseshoe driveway with double gates leading to the rear garden
- Beautiful landscaped garden with patio, lawn, pond, and summer house

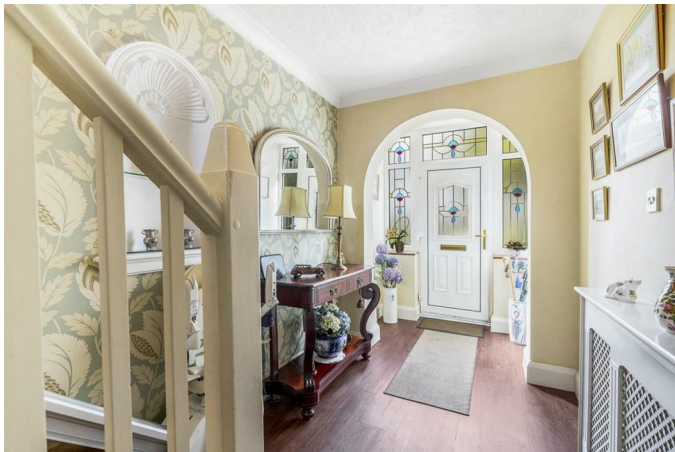
Charming Period Three-Bedroom Detached Home – Ideal for Families.

Brimming with character, this beautifully presented three-bedroom detached home offers spacious and versatile living, perfect for growing families. The ground floor features an inviting entrance hall, a generous lounge/dining room, a well-appointed kitchen/breakfast room, utility area, garden room and convenient WC.

Upstairs, the property boasts three well-proportioned bedrooms accessed from a central landing, along with a stylish, refitted modern shower room.

Outside, a horseshoe driveway provides ample off-road parking, with double gates leading to a delightful rear garden complete with a generous patio, lawn, pond, and charming summer house — perfect for entertaining or relaxing in a tranquil setting.

Entrance Hall 19'6" x 6'5" (5.96m x 1.97m)



PVC double glazed entrance door with matching glazed side and top lights. Coving to ceiling. Laminate flooring. Stairs to first floor landing. Radiator.

Lounge 11'11" x 12'11" (3.64m x 3.95m)



PVC double glazed bay window to front. Ornate cornice to ceiling. Two radiators. Inset gas fire on marble hearth with decorative surround.



Dining Room 14'6" x 10'11" (4.44m x 3.35m)



Coving to ceiling, radiator. Doors opening to garden room.

Kitchen Breakfast Room 20'4" x 8'5" (6.21m x 2.57m)



Coving to skimmed ceiling. Recessed spot lighting. Tiled floor. Fitted with a matching range of base and eye level units with roll edge work surfaces over and tiled splash backs. Four ring Neff induction hob with extractor hood over. Integrated fridge. Integrated dishwasher. Integrated eye level oven and grill. Opening to breakfast area.



Breakfast Area



PVCu double glazed French doors to garden, tiled flooring, openings to garden room and utility room,



Utility Room 5'10" x 5'9" (1.79m x 1.76m)

Coving to skimmed ceiling. Tiled flooring. Radiator. Fitted eye level cupboard and worktop space. Space and plumbing for washing machine and tumble dryer. Sliding door to cloakroom.

Cloakroom



PVC double glazed window to side. Coving to skimmed ceiling. Tiled flooring. Fitted concealed cistern toilet with push button flush. Wash hand basin with chrome mixer tap and built in storage. Tiled splash back.

Garden Room 9'3" x 10'5" (2.83m x 3.19m)

PVC double glazed French doors with glazed side panels opening to garden. Coving to ceiling. Laminate flooring. Electric fireplace with capped off gas point.



First Floor Landing 11'5" x 7'11" (3.49m x 2.43m)



PVC double glazed window to side. Coving to ceiling. Radiator. Built in airing cupboard with hot water cylinder and slatted shelving. Loft access with pull down ladder. Doors to bedrooms and bathroom.



Bedroom 1 12'0" x 11'8" (3.66m x 3.57m)



PVC double glazed bay window to front. Coving to ceiling. Radiator. Fitted wardrobes.

Bedroom 3 8'0" x 8'0" (2.45m x 2.44m)



PVC double glazed window to front. Coving to skimmed ceiling. Radiator. Fitted wardrobes.

Bedroom 2 13'11" x 10'11" (4.25m x 3.34m)

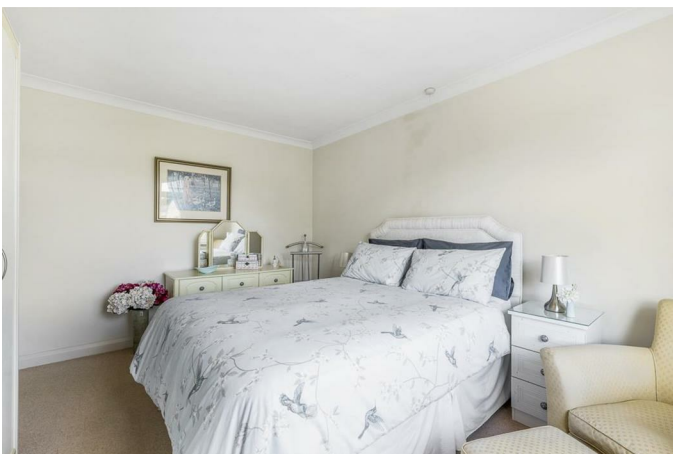


PVC double glazed window to rear. Coving to ceiling. Radiator. Fitted wardrobes.

Bathroom 6'3" x 8'5" (1.92m x 2.58m)



PVC double glazed window to rear. Coving to skimmed ceiling. Recessed spot lighting. Extractor fan. Vinyl flooring. Radiator. Fitted walk in shower enclosure with glass door, rainfall head and hand held attachment. Concealed cistern toilet. Wash hand basin set in vanity unit with worktop space and built in storage. Fitted wall cabinets.



Outside



There is a block paved horseshoe driveway to the front providing off road parking for multiple vehicles leading to a single garage. There are double gates to the side of the property providing vehicle width access to the rear garden.

The rear garden is enclosed by timber fencing and established hedging to the rear. Landscaped to include a lawn area with extended patio seating. Access from the dining room and garden room. There is a further patio seating area to the rear of the plot with timber summer house and timber storage shed.



Summer House



Garage 25'3" x 7'11" (7.70m x 2.43m)



Vehicular door to the front. Power and light connected. Pedestrian door to the rear.



Property Postcode

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

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: D

Annual charge: No

Property construction: Brick built

Electricity supply: Mains

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 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 - 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: Stairlift fitted

Coalfield or mining area: No

Energy Performance rating: D68

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.

Referral & Fee Disclosure

We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

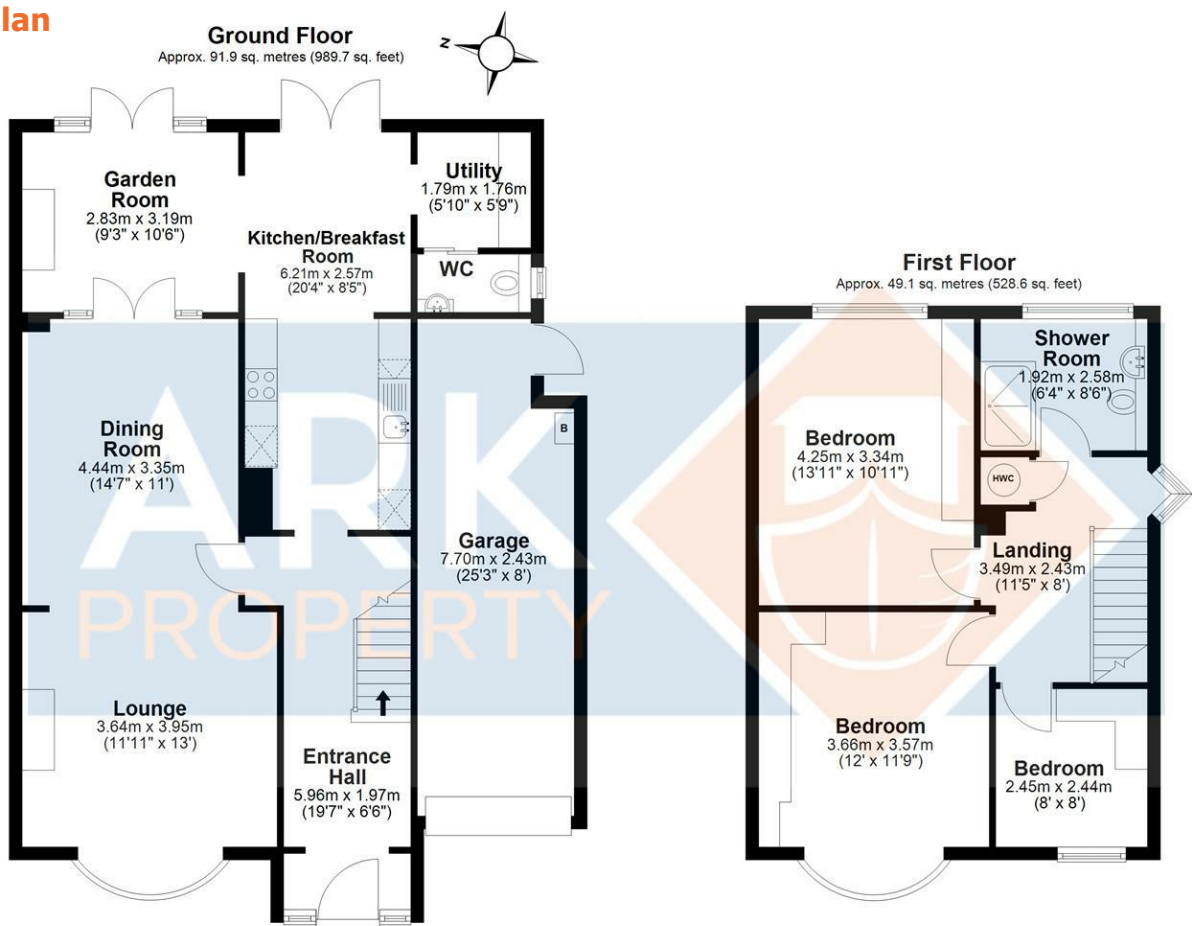
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Floor Plan



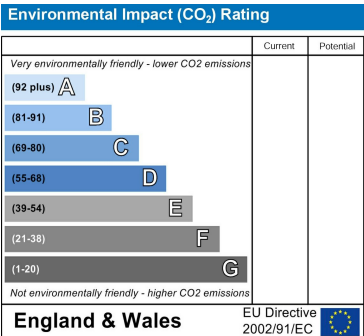
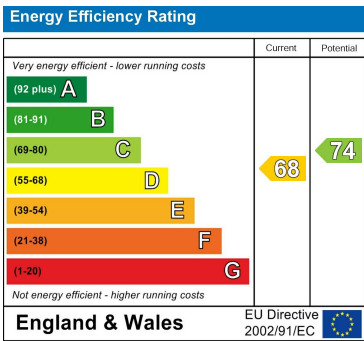
Total area: approx. 141.1 sq. metres (1518.2 sq. feet)

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Area Map



Energy Efficiency Graph



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