



## 52 Rotten Row, Pinchbeck, PE11 3RH

**£240,000**

- Characterful three-bedroom semi-detached home in the sought-after village of Pinchbeck
- Tastefully upgraded by the current owners, offering stylish and comfortable living throughout
- Spacious ground floor layout including lounge, dining room, modern kitchen, WC and garden room
- Three well-presented bedrooms and a contemporary family bathroom to the first floor
- Off-road parking for multiple vehicles and a private, enclosed rear garden
- Ideally located close to village amenities including shops, school, public house and more

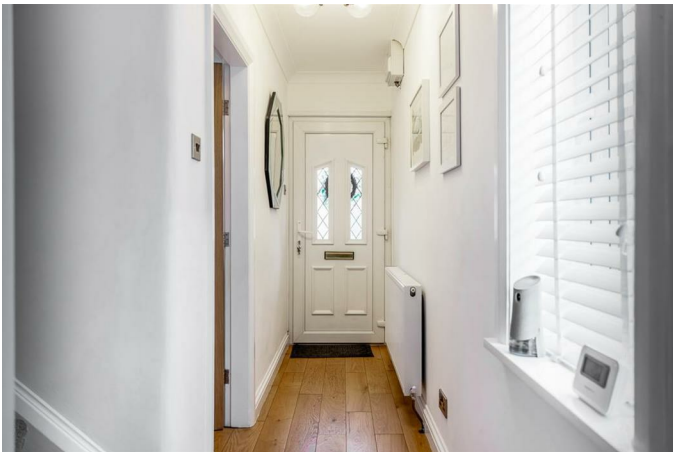
Situated in the popular village of Pinchbeck, this characterful three-bedroom semi-detached home has been tastefully upgraded by the current owners and offers an ideal blend of modern comfort and traditional charm. Perfectly suited to both couples and families alike, the property provides well-proportioned and versatile living accommodation throughout.

The ground floor features an inviting entrance hall, a spacious lounge, separate dining room, modern kitchen, WC, and a bright garden room overlooking the rear garden. Upstairs, there are three well-presented bedrooms and a contemporary bathroom.

Externally, the home benefits from off-road parking for multiple vehicles to the front with EV charger and a private, enclosed rear garden, ideal for relaxing or entertaining.

Located within easy reach of Pinchbeck's excellent local amenities—including convenience stores, a butcher, library, football club, school, takeaways, and a welcoming public house—this delightful property offers the perfect opportunity to enjoy village living with all modern conveniences close at hand.

### Entrance Hall



PVC double glazed entrance door. Coving to ceiling. Oak flooring. Radiator. PVC double glazed window to side. Stairs to first floor landing. Doors to lounge and dining room.

### Lounge 13'10" x 12'0" (4.22m x 3.67m)



PVC double glazed bay window to front with built in shutters. Coving to skimmed ceiling. Radiator. Feature fireplace. Oak flooring.



**Dining Room 10'10" x 15'8" (3.31m x 4.79m)**



PVC double glazed window to side and rear. Coving to skimmed ceiling. Oak flooring. Radiator. Feature fireplace. Built in understairs cupboard. Opening to kitchen.



**Kitchen 12'3" x 7'5" (3.75m x 2.27m)**



PVC double glazed window to side. Panelled ceiling with recessed spot lighting. Tiled flooring. Opening to utility room. Fitted base and eye level units with roll edge work surface and tiled splash back. Integrated fridge/freezer. Integrated Neff eye level oven and grill. Five ring induction hob with extractor hood over.



### Garden Room 12'0" x 7'10" (3.67m x 2.41m)



Double glazed construction with poly carbonate roof. Sliding door to side and French doors to rear. Skimmed ceiling with recessed spot lighting. Power points.

### Utility Room 9'10" x 7'5" (3.01m x 2.27m)



PVC double glazed window to side. Panelled ceiling with recessed spot lighting. Tiled flooring. Radiator. Wall mounted mains gas central heating boiler. Fitted base units with one and a half bowl stainless steel sink and drainer with chrome mixer tap. Space and plumbing for washing machine. Integrated dishwasher. Door to cloakroom.

### Cloakroom

PVC double glazed window to side. Vinyl flooring. Fitted shelving. Close coupled toilet.

### First Floor Landing 5'11" x 9'10" (1.82m x 3.00m)



Coving to ceiling with loft access. Doors to bedrooms and bathroom.

### Bedroom 1 11'5" x 12'9" (3.48m x 3.91m)



PVC double glazed window to front. Coving to skimmed ceiling. Two built in wardrobes with shelving and hanging rails. Radiator.

**Bedroom 2 8'2" x 11'8" (2.51m x 3.58m)**



PVC double glazed window to rear. Coving to skimmed ceiling. Radiator.



**Bedroom 3 12'3" x 7'5" (3.75m x 2.27m)**



PVC double glazed window to side. Coving to skimmed ceiling. Radiator. Built in wardrobe with shelving and hanging rail.

**Bathroom 5'10" x 5'4" (1.79m x 1.64m)**



PVC double glazed window to side. Panelled ceiling. Vinyl flooring. Radiator. Full height wall tiling. Fitted with a three piece suite comprising bath with chrome mixer tap over and electric shower. Close coupled toilet with push button flush. Pedestal wash hand basin with chrome mixer tap.



## Outside



To the front of the property there is a concrete gravel driveway providing off road parking and EV charger and leading to the front door and side gated access to the rear garden.

The rear garden is enclosed by timber fencing and laid to lawn with patio seating area and further concrete seating area. Well stocked borders. There is a poly carbonate covered area. External store.



## Property Postcode

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

## 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: No

Property construction: Brick built

Electricity supply: Ovo

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

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: 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.

#### 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.

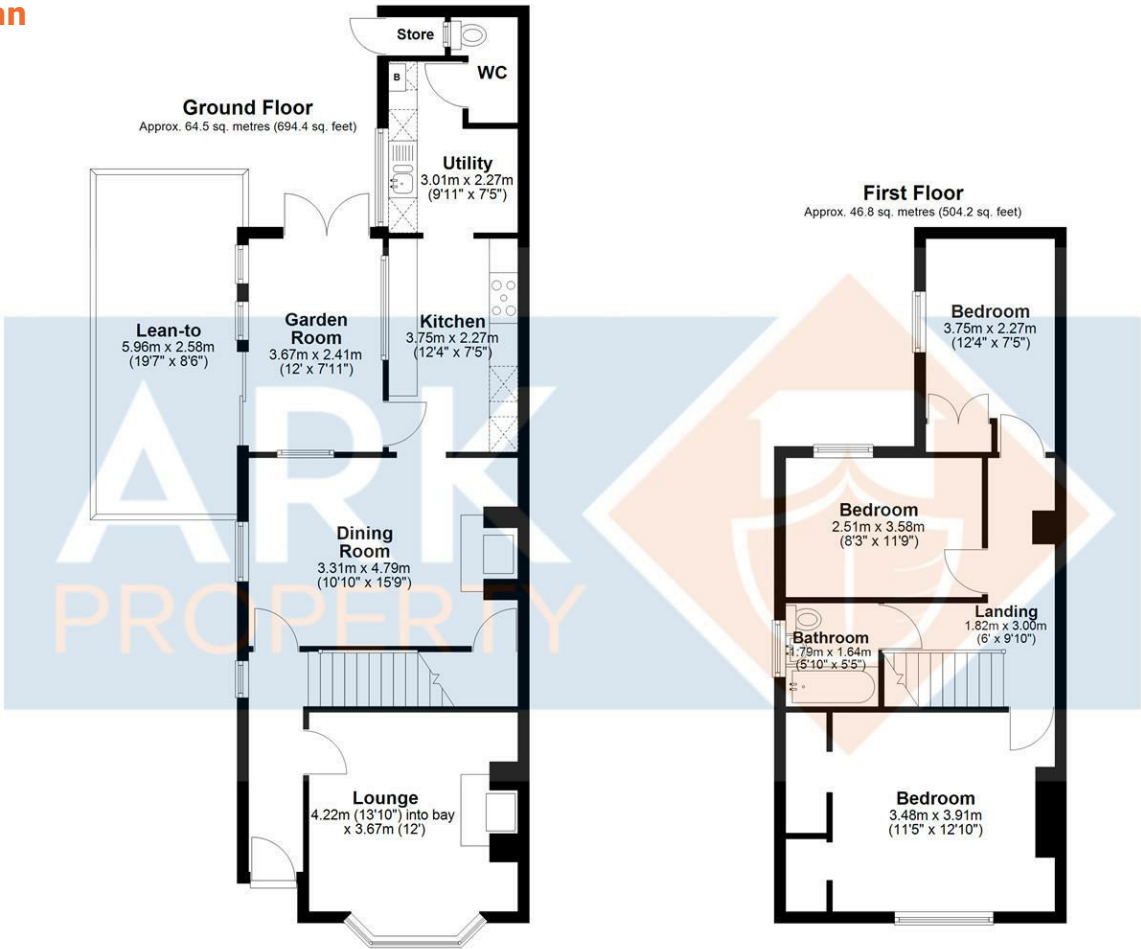
### Disclaimer

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 firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.





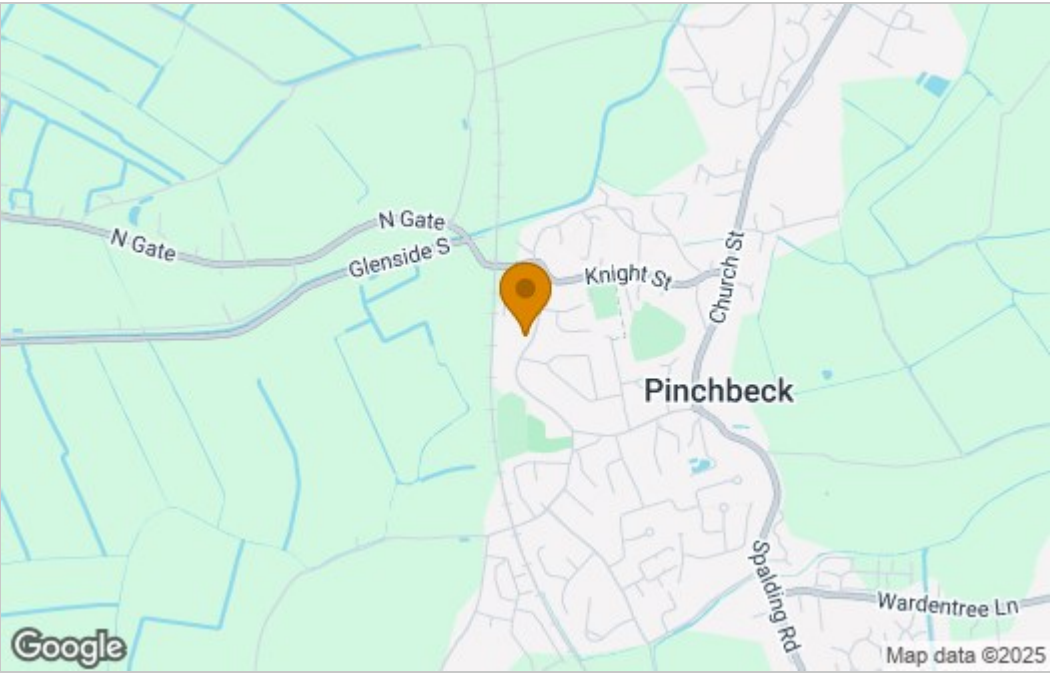
Floor Plan



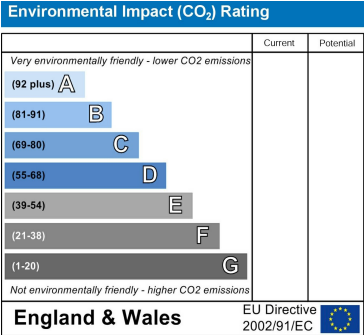
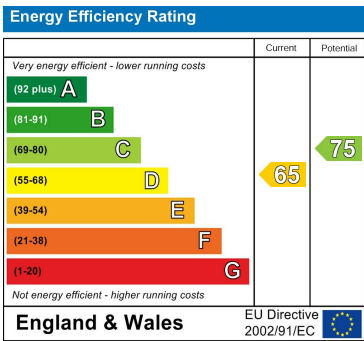
Total area: approx. 111.4 sq. metres (1198.6 sq. feet)

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Area Map



Energy Efficiency Graph



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

