

**166 Spalding Road, Spalding, PE11 3UE**

**£230,000**

- Three bedroom detached period home
- Sought-after village location of Pinchbeck
- Full of character with original features
- Requires a scheme of improvement and modernisation
- Excellent potential to enhance and add value
- Ideal opportunity to create a bespoke family home



A charming three-bedroom detached period home set within the popular village of Pinchbeck. Retaining much of its original character, the property now requires a scheme of improvements, offering an excellent opportunity for buyers to create a bespoke family home. The accommodation provides generous proportions throughout, with further scope to enhance and add value, subject to the necessary consents. Positioned within a well-regarded village location, the property benefits from local amenities and convenient access to nearby towns. A rare opportunity for those seeking a character property with great potential.

**Entrance Hall 13'3" x 5'4" (4.06m x 1.64m)**

Solid wood glazed entrance door. Stairs to first floor landing with understairs cupboard. Radiator. Doors to lounge, dining room and kitchen.



**Lounge 11'5" x 12'11" (3.50m x 3.95m)**

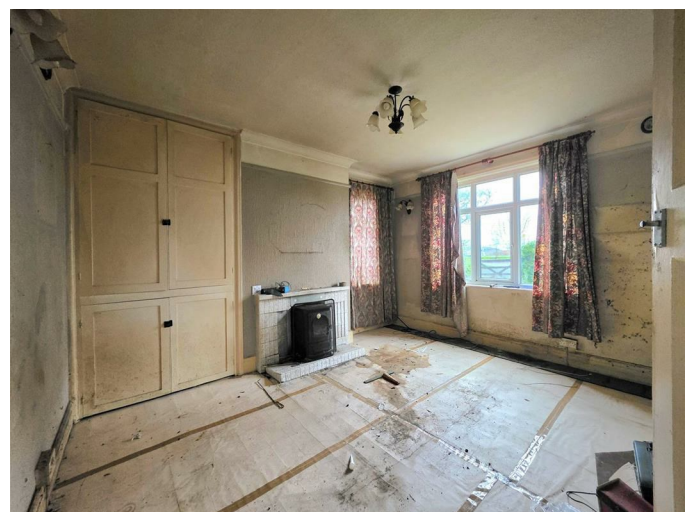


PVC double glazed window to front and side. Radiator. Built in cupboard with fitted shelving.

**Dining Room 10'5" x 13'0" (3.19m x 3.97m)**



PVC double glazed window to front. Radiator.



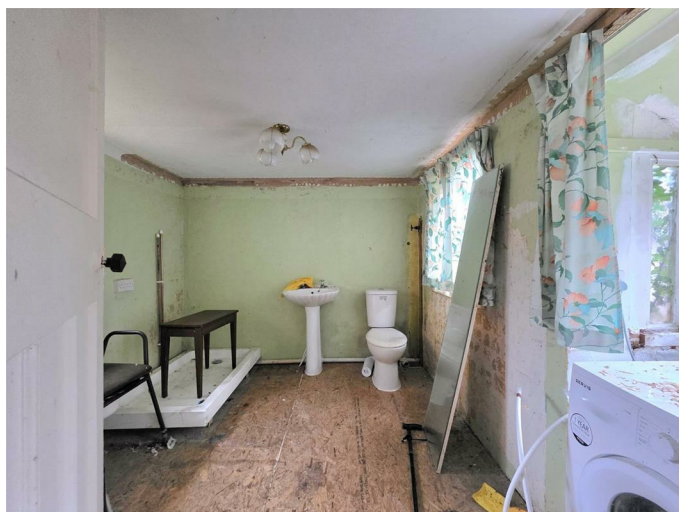


**Kitchen 9'5" x 13'11" (2.88m x 4.25m)**



Windows to side and rear. Fitted base and eye level units. Stainless steel sink. Gas cooker with extractor hood. Doors to lean to and former outbuildings.

**Former Outbuilding 9'2" x 8'7" (2.81m x 2.64m)**



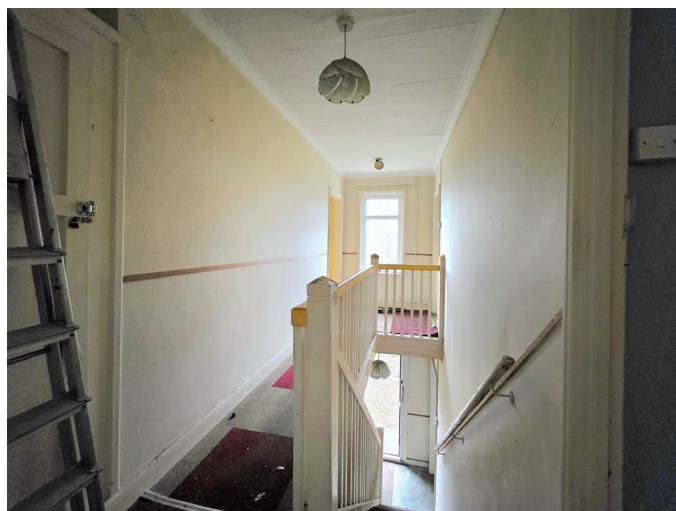
PVC and timber windows. Power, light and water connected.

**Lean-to**



Timber construction with windows to side and rear. Door to garden.

**First Floor Landing 5'3" x 16'4" (1.62m x 4.98m)**



PVC double glazed window to front. Built in storage cupboard. Doors to bedrooms and bathroom.

**Bedroom 1 13'0" x 11'8" (3.97m x 3.58m)**



PVC double glazed window to front. Radiator.



**Bedroom 3 9'9" x 6'10" (2.99m x 2.10m)**



**Bedroom 2 10'7" x 13'3" (3.25m x 4.04m)**



PVC double glazed window to front. Radiator.



Window to rear. Loft access.



### Bathroom 6'7" x 6'1" (2.01m x 1.86m)



Window to side. Radiator. Fitted toilet, bath and basin.

### Outside



There is gated access to the front of the property with off road parking and side gated access to the rear garden.

The rear garden is enclosed by timber fencing and hedging. Generous in size with a block built store/workshop. Outside lighting and cold water tap available.



### 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: C

Annual charge: No

Property construction: Brick built

Electricity supply: Scottish Power

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: 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.

### **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**

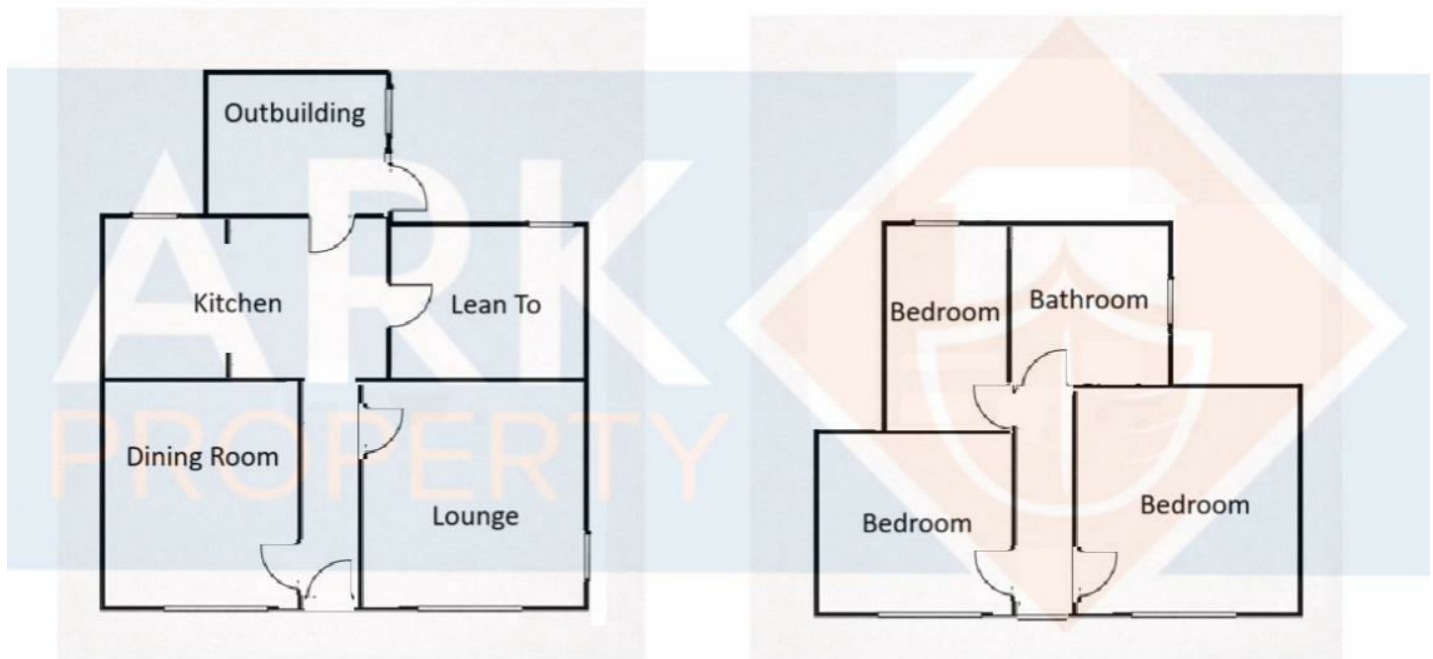
We can also offer full Financial and Solicitor services.

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



Disclaimer: The floor plans are not drawn to scale and are intended for general guidance only. No responsibility is taken for any errors, omissions, or inaccuracies. All interested parties must verify the information independently prior to entering into any agreement.

## Area Map



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## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

