ARK PROPERTY









114 Spalding Road, Pinchbeck, PE11 3UE

£265,000

- Charming period semi-detached home in the popular village of Pinchbeck.
- Character features including fireplaces, picture rails and bay windows.
- Three reception rooms, utility area and convenient downstairs WC.
- Stunning kitchen diner with bi-folding doors opening onto a large patio seating area.
- Three bedrooms and spacious four-piece family bathroom.
- Generous driveway providing ample off-road parking, plus a single garage.

www.arkpropertycentre.co.uk
info@arkpropertycentre.co.uk

Tel: 01775 766888
6 New Road, Spalding, Lincolnshire PE11 1DQ

A Characterful Period Home with Space to Entertain!

Situated on Spalding Road in the popular village of Pinchbeck, this charming period semi-detached home perfectly blends character, practicality and space for modern family living.

Full of charm and original features, including beautiful fireplaces, picture rails and attractive bay windows to the front, the property offers a warm and welcoming feel throughout.

With three reception rooms, a useful utility area and downstairs WC, there is plenty of flexibility for family life. However, the real heart of the home is undoubtedly the impressive kitchen diner, where bi-folding doors open directly onto a generous patio seating area – creating the perfect setting for entertaining friends and family, or simply enjoying indoor-outdoor living.

Upstairs, you'll find three well-proportioned bedrooms and a spacious four-piece family bathroom.

Outside, the property continues to impress with a generous driveway providing ample off-road parking, alongside a single garage.

A wonderful opportunity to own a home packed with period charm, generous living space and fantastic entertaining potential!

Entrance Hall 22'10" x 6'9" (6.97m x 2.07m)



Solid wood entrance door with glazed side panels and top lights, coving to ceiling and picture rails, laminate flooring, stairs to first floor landing with built in under stairs storage, wall mounted electric consumer unit, radiator. Doors to lounge, family/dining room and kitchen.



Lounge 11'8" x 11'9" (3.57m x 3.59m)



PVC double glazed window to front, coving to ceiling and picture rails, radiator, feature fireplace.



Family/Dining Room 12'8" x 11'9" (3.88m x 3.59m)



PVC double glazed window to side, coving to ceiling and picture rails, laminate flooring, radiator, inset cast iron multi fuel stove.



Kitchen 14'8" x 7'3" (4.48m x 2.23m)



Dining area 2.14m x 2.96m. PVC double glazed window and door to side, aluminium bi folding doors to rear, recessed spotlighting, laminate flooring, two radiators. Fitted with a matching range of base and eye level units with roll edge work surfaces and tiled splashbacks, four ring gas hob with extractor hood over, integrated eye level oven and grill, ceramic sink and drainer with chrome mixer tap.



Utility Area 4'4" x 5'10" (1.33m x 1.80m)

Wall mounted mains gas central heating boiler, space for fridge freezer, space and plumbing for washing machine. Door to WC.

WC



Recessed spotlight, tiled flooring, close coupled toilet with push button flush, wall mounted wash hand basin.

First Floor Landing 6'9" x 6'8" (2.08m x 2.04m)



Coving to ceiling with loft access, doors to bedrooms and bathroom.

Bedroom 1 11'10" x 11'11" (3.61m x 3.65m)



PVC double glazed bay window to front, radiators, coving to ceiling, feature fireplace.



Bedroom 2 12'11" x 11'11" (3.95m x 3.65m)



PVC double glazed windows to side and rear, coving to ceiling, radiator, feature fireplace.

Bedroom 3 8'9" x 6'9" (2.69m x 2.08m)



PVC double glazed window to front, coving to ceiling, radiator.

Bathroom 9'0" x 6'9" (2.75m x 2.07m)



PVC double glazed window to rear, skimmed ceiling with recessed spotlighting, tiled flooring, mirrored vanity cabinet, chrome heated towel rail. Fitted with a four piece suite comprising double ended bath with chrome mixer tap and shower attachment, quadrant shower cubicle with rainfall head and thermostatic controls, close coupled toilet with push button flush, pedestal wash hand basin with chrome mixer tap.

Outside



There is a driveway to the front of the property providing off road parking for multiple vehicles and leading to the single garage. There is a small lawn area with mature trees and hedge boundaries.

The rear garden is enclosed by timber fence and laid to lawn with large patio seating area. There is outside lighting and cold water tap available and door to garage.



Garage 16'11" x 9'10" (5.17m x 3.00m)



Electric roller door to front, personnel door to side and window to rear. Power and light connected.

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.

Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on

our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

Verified Material Information

Tenure: Freehold
Council tax band: B
Annual charge: No
Property construction: Brick built
Electricity supply: Octopus
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: No
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.

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.













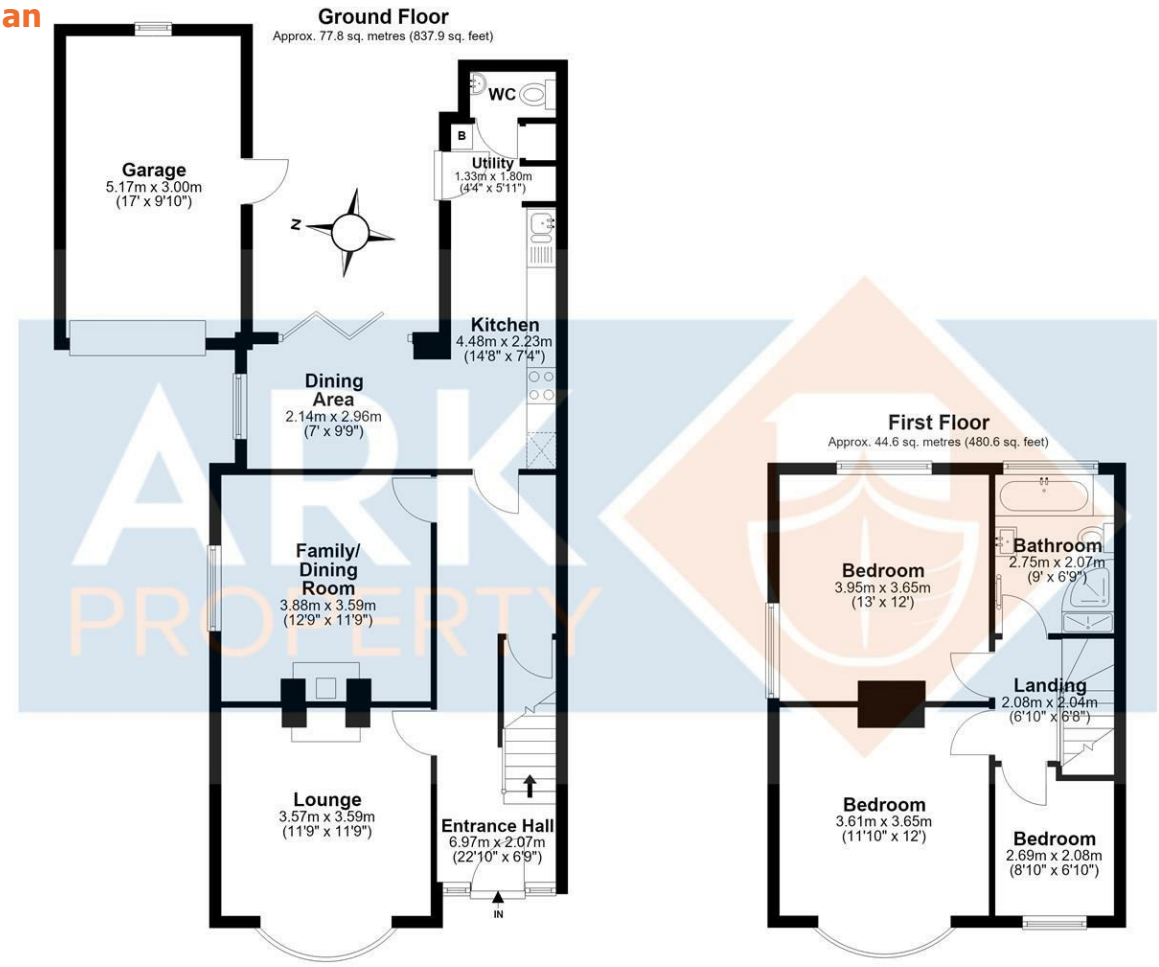








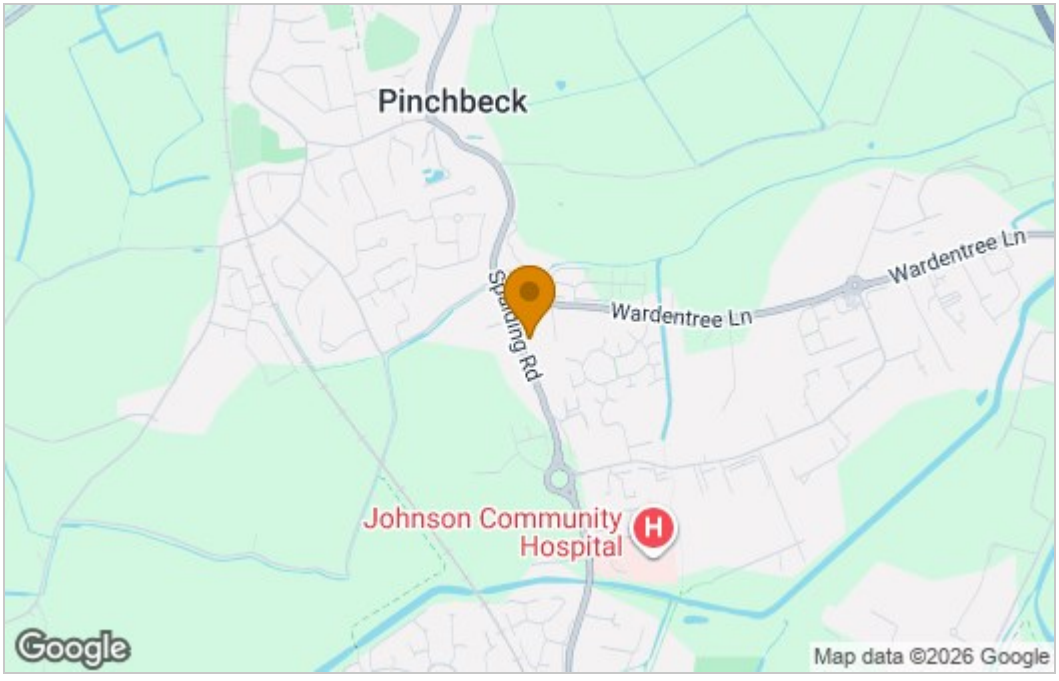
Floor Plan



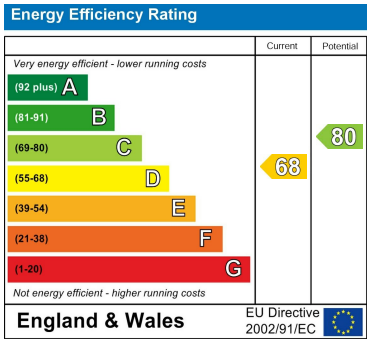
Total area: approx. 122.5 sq. metres (1318.5 sq. feet)

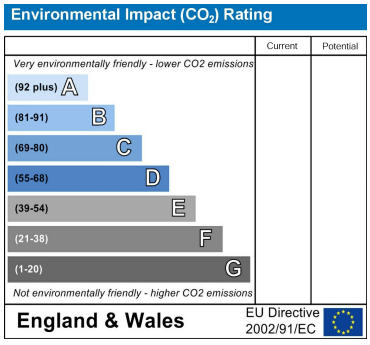
Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





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