ARK PROPERTY

Fishermans Lodge South Drove, Pode Hole, PE11 3JE

£335,000

- Spacious 3/4 bedroom detached home in the desirable village of Pode Hole
- Semi-rural setting offering peace and privacy, yet close to Spalding and local amenities
- Versatile living accommodation including lounge, study, dining room, and kitchen diner with utility
- Principal bedroom with ensuite and dressing room (formerly fourth bedroom)
- Modern family bathroom and convenient ground floor WC
- Wrap-around gardens, off-road parking, and double garage

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

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

Charming 3/4 Bedroom Detached Home in Semi-Rural Pode Hole.

Nestled in the village of Pode Hole, this delightful detached home offers a semi-rural lifestyle just a short drive from Spalding and its full range of amenities. The property combines spacious, versatile living with a non estate setting, perfect for families or those seeking semi rural life.

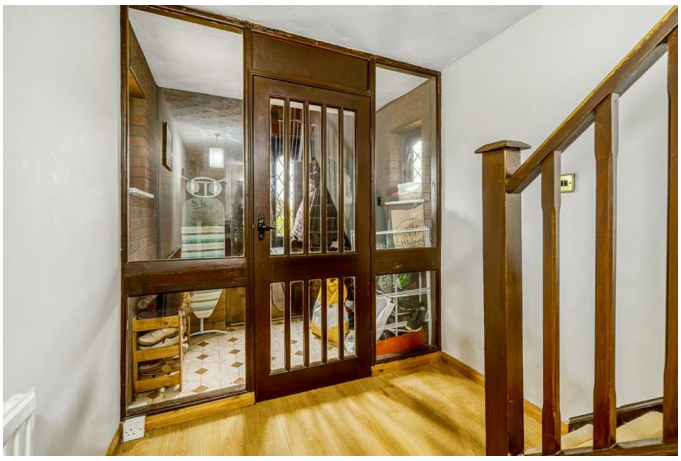
Internally, the accommodation comprises an entrance porch and hallway, a cosy lounge, separate dining room, and a good size kitchen diner with utility room and WC. Upstairs features three bedrooms, with the original fourth bedroom currently serving as a dressing room to the principal suite, which also boasts an ensuite. A modern family bathroom completes the layout.

Externally, the home benefits from wrap-around gardens, ample off-road parking, and a double garage, all set in a private and mature plot.

A must-see for buyers wanting countryside charm without sacrificing convenience.

Entrance Porch 4'1" x 6'10" (1.26m x 2.10m)
Composite glazed entrance door to front and windows to side. Vinyl flooring.

Entrance Hall 16'5" x 6'10" (5.02m x 2.10m)



Laminate flooring. Radiator. Stairs to first floor. Storage cupboard. Access to cellar.

Lounge 21'9" x 11'7" (6.65m x 3.55m)

PVC double glazed bay window to front and French doors to side. Radiator. Feature exposed brick fireplace and chimney breast with inset wood burning stove.

Study 6'10" x 7'3" (2.10m x 2.23m)

PVC double glazed window to front. Radiator.

Dining Room 10'4" x 9'7" (3.15m x 2.93m)

PVC double glazed window to front. Radiator. Laminate flooring.

Kitchen 11'1" x 17'4" (3.40m x 5.29m)

PVC double glazed windows to side and rear. Tiled flooring. Radiator. Built in pantry cupboard. Fitted base and eye level units with worktop space and tiled splash backs. Rangemaster cooker with extractor hood over. Sink and drainer with mixer tap over. Integrated fridge and freezer.

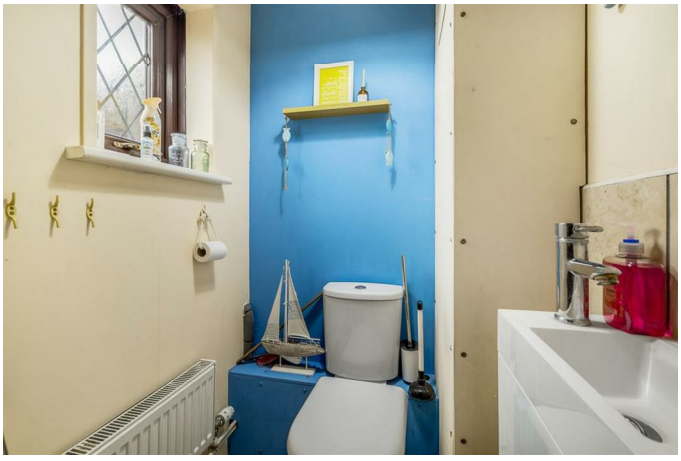
Utility Room 6'11" x 8'0" (2.11m x 2.44m)

PVC double glazed window and door to rear. Vinyl tiled flooring. Space and plumbing for washing machine and dishwasher. Sink drainer with cupboards under. Wall units. Roll edge worksurface.

Rear Porch

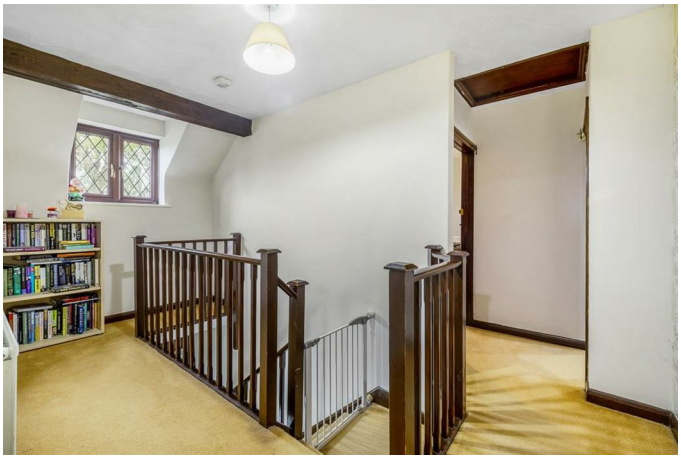
PVC door to side. Tiled flooring.

Cloakroom



PVC double glazed window to rear. Tiled flooring. Radiator. Close coupled toilet with push button flush. Wash hand basin set in vanity unit. Wall mounted electric consumer unit.

First Floor Landing 14'7" x 6'10" (4.47m x 2.10m)



PVC double glazed window to front. Galleried landing. Radiator. Built in airing cupboard with shelving and hot water cylinder.

Bedroom 1 14'7" x 9'6" (4.47m x 2.91m)

PVC double glazed window to front. Radiator. Laminate flooring. Built in furniture.

Dressing Room 10'9" x 7'2" (3.30m x 2.19m)

Formerly the 4th bedroom. Could be reinstated with relative ease.
PVC double glazed window to front. Laminate flooring. Radiator. Fitted full height wardrobes. Dressing table.

En-suite 6'8" x 9'7" (2.04m x 2.93m)

PVC double glazed window to rear. Laminate flooring. Chrome wall mounted heated towel rail. Built in cupboard with slatted shelving and mains gas central heating boiler. Fitted quadrant shower cubicle with electric shower. Close coupled toilet with push button flush. Wash hand basin set in vanity unit with built in storage.

Bedroom 2 9'11" x 11'7" (3.04m x 3.54m)

PVC double glazed window to front. Built in wardrobe. Radiator. Laminate flooring.

Bedroom 3 7'10" x 10'6" (2.40m x 3.22m)

PVC double glazed window to rear. Radiator. Built in wardrobe. Laminate flooring.

Bathroom 6'8" x 11'1" (2.05m x 3.39m)

PVC double glazed window to rear. Chrome wall mounted heated towel radiator. Bath. Pedestal wash basin. Close coupled toilet with push button flush. Tiled shower enclosure with glass door and power shower.

Outside

Front: Gravel driveway providing off road parking for several vehicles and leading to the double garage. Side gated access to the rear garden.
Rear: Enclosed by timber fencing. Landscaped garden with lawn area. Timber deck and patio seating area. Outside cold water tap.

Double Garage 19'8" x 16'0" (6.00m x 4.88m)

Twin up and over doors to front. Pedestrian door to side. Power and light connected.

Basement

We have been informed by the vendor that the property has a basement.

Property Postcode

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

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: C
Annual charge: No
Property construction: Brick built
Electricity supply: Mains
Solar Panels: No
Other electricity sources: No
Water supply: Anglian Water
Sewerage: Septic tank
Heating: Gas central heating
Heating features: Wood/multi fuel burner
Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.
Mobile coverage: As stated by Ofcom, Indoor - EE is None over Voice and Data. Three is None over Voice and Data. O2 is Limited over Voice but None over Data. Vodafone is Limited over Voice but None over 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 Double Garage
Building safety issues: No
Restrictions: No
Public right of way: No
Flood risk: Surface water - very low. Rivers and the sea - very low. 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: C71

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.

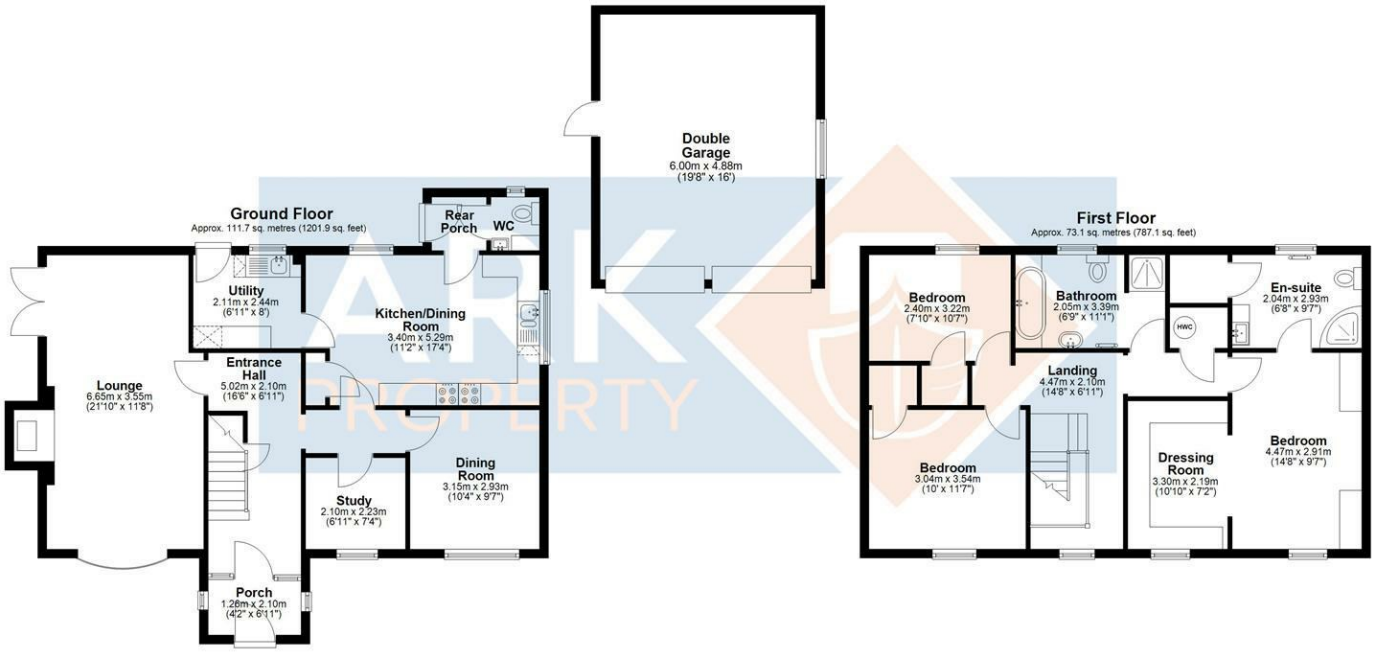
We can also offer full Financial and Solicitor services. Please note we do get a referal fee for any recommended client service used.

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

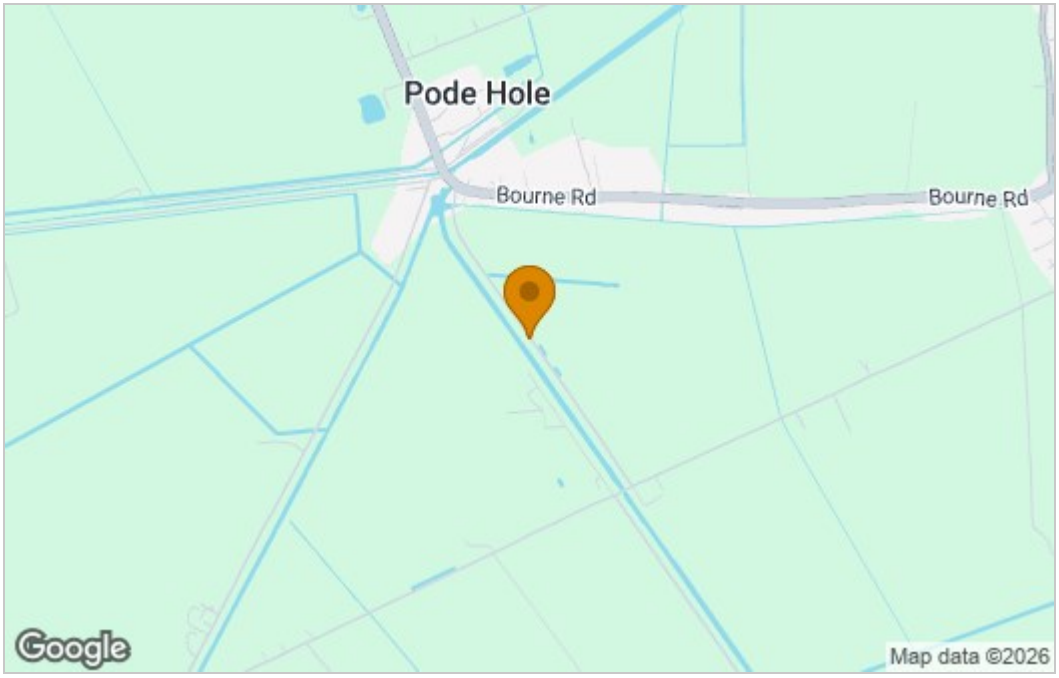
warranty in respect of the property. These details are subject to change.

Floor Plan

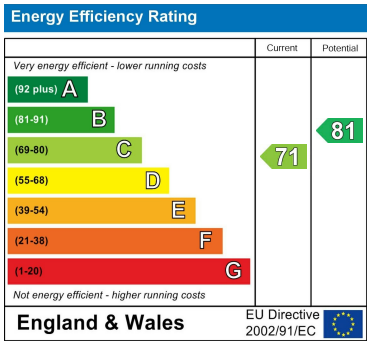


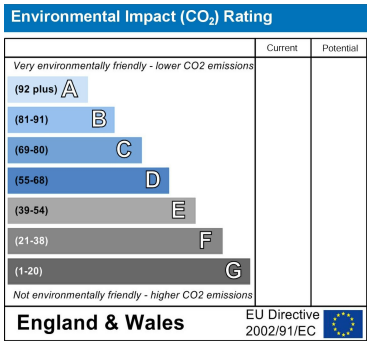
Total area: approx. 184.8 sq. metres (1989.0 sq. feet)

Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a 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 the authority to make or give any representation or warranty in respect of the property.

6 New Road, Spalding, Lincolnshire, PE11 1DQ
Tel: 01775 766888 Email: info@arkpropertycentre.co.uk https://www.arkpropertycentre.co.uk