ARK PROPERTY

15 Market Way, Pinchbeck, PE11 3PE

£250,000

- Large rear garden
- Popular location of the village
- Good size driveway offering ample off road parking and garage
- Recently modernised bathroom
- Real kerb appeal to front
- Well presented throughout
- So much potential
- Viewing is highly recommended to appreciate the setting

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

On the sought after street of Market Way in Pinchbeck, this well presented three-bedroom semi offers off street parking, a single garage, and a spacious landscaped rear garden with distinct areas. Inside, there is a good sized kitchen breakfast room, separate lounge and dining room, a beautifully renovated large downstairs bathroom suite, and upstairs three well-proportioned bedrooms. With its private feel backed by trees and open space, yet on a popular street, it's a property worth viewing.

Entrance Hall

Entrance door to front. Window to side. Radiator. Stairs leading to first floor landing. Wooden flooring.

Lounge 13'0" into bay x 10'11" (3.98m into bay x 3.34m)

Bay window to front. Feature fireplace. Radiator. Wooden flooring.

Dining Room 10'5" x 14'7" (3.19m x 4.45m)

Windows to rear and side. Opening to kitchen. Wooden flooring.

Kitchen 13'1" x 10'11" (4.00m x 3.34m)

Windows to side and rear. Door to side. Matching range of base and eye level units with work surfaces over. Tiled splash back. Sink unit with drainer and mixer tap. Gas hob with extractor hood over. Built in oven. Space for fridge/freezer. Space and plumbing for dishwasher. Radiator. Tiled flooring.

Bathroom 15'5" x 5'7" (4.71m x 1.71m)

Window to side. Panelled bath with taps and shower attachment over. Sink unit set in vanity unit. Toilet. Wall mounted heated towel rail. Tiled flooring. Space and plumbing for washing machine.

First Floor Landing

Doors to bedrooms.

Bedroom 1 10'11" x 14'7" (3.34m x 4.45m)

Bay window and window to front. Radiator. Wooden flooring.

Bedroom 2 14'1" x 7'10" (4.31m x 2.41m)

Window to rear and side. Radiator. Wooden flooring.

Bedroom 3 7'11" x 6'5" (2.42m x 1.96m)

Window to rear. Radiator. Wooden flooring.

Outside

Garage 18'4" x 8'1" (5.60m x 2.48m)

Timber doors to front. Door and window to rear. Power and light connected. Boiler.

Property Postcode
For location purposes the postcode of this property is: PE11 3PE

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:
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.
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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:

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.

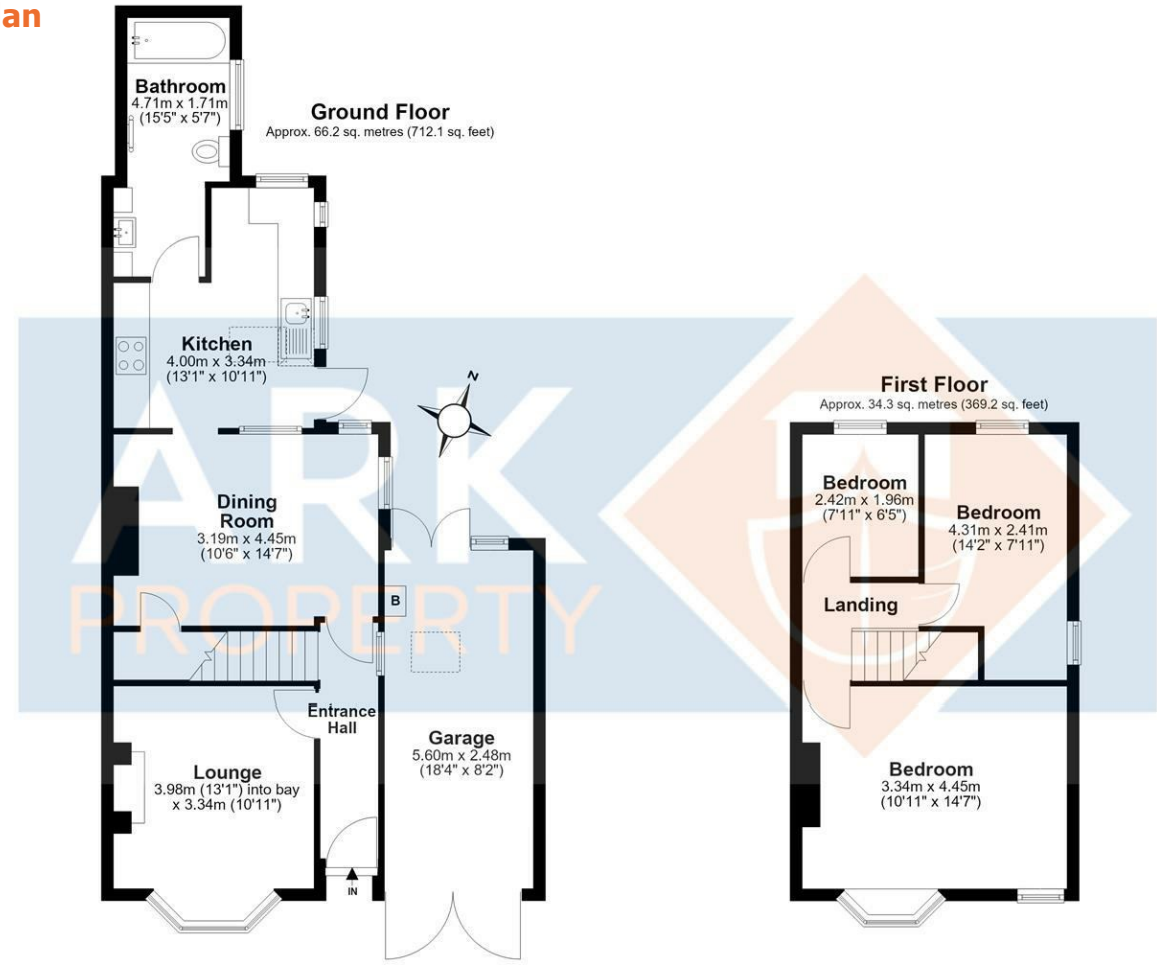
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because

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.

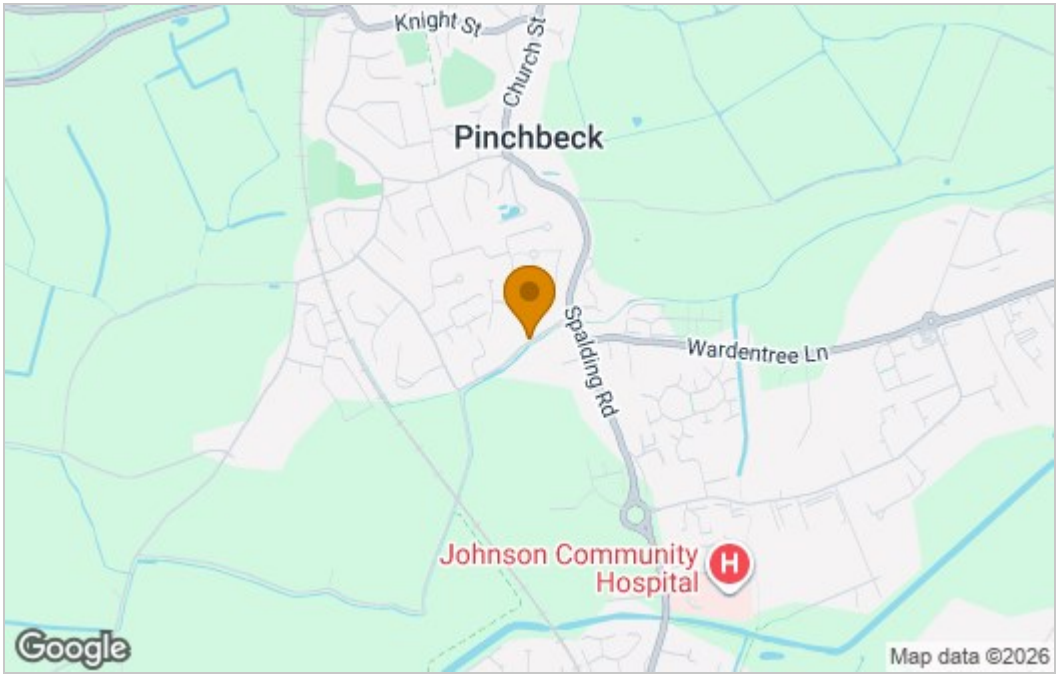
Floor Plan



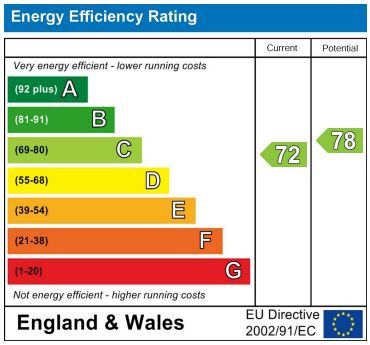
Total area: approx. 100.5 sq. metres (1081.3 sq. feet)

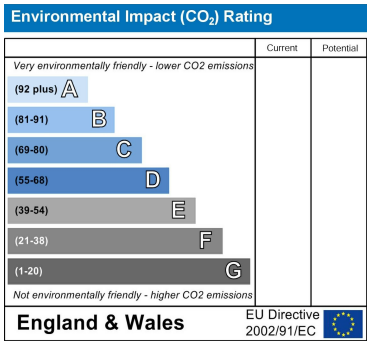
Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





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