ARK PROPERTY

30 Poachers Gate, Pinchbeck, PE11 3JP

£245,000

- Immaculate two-bedroom detached bungalow
- Modern kitchen and contemporary shower room
- Spacious lounge, dining room and bright sun room
- Ample off-road parking via a block-paved driveway
- Single garage and beautifully landscaped rear garden
- Sought-after Poachers Gate location in Pinchbeck
- Two reception rooms
- Established rear garden
- Popular village location
- Register with Ark for all new listings

www.arkpropertycentre.co.uk
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6 New Road, Spalding, Lincolnshire PE11 1DQ

Situated in the sought-after village of Pinchbeck, this beautifully presented two-bedroom detached bungalow on Poachers Gate offers spacious and versatile accommodation throughout. Immaculately maintained, the property boasts a modern kitchen, contemporary shower room, generous lounge, separate dining room, and a bright sun room overlooking the rear garden. Externally, there is ample off-road parking via a block-paved driveway, a single garage, and a generous, beautifully landscaped rear garden with well-stocked borders. An excellent opportunity for those seeking a move-in ready bungalow in a desirable location.

Entrance Porch

PVC double glazed door to front. Vinyl flooring. Composite door leading to entrance hall.

Entrance Hall

Coving to ceiling. Loft access. Vinyl flooring. Radiator. Built in airing cupboard with hot water cylinder and slatted shelving.

Kitchen 10'9" x 8'6" (3.29m x 2.60m)

PVC double glazed window and door to rear. Coving to ceiling. Vinyl flooring. Radiator. Wall mounted mains gas central heating boiler. Matching range of base and eye level units with "Mirostone" worktops. Inset sink unit with drainer. Four ring gas hob. Electric oven incorporating a grill. Space for fridge/freezer. Space and plumbing for washing machine.

Lounge 14'9" x 12'1" (4.50m x 3.69m)

PVC double glazed window to front. Coving to ceiling. Feature gas fireplace with surround. Radiator. Opening to dining room.

Dining Room 10'5" x 8'3" (3.20m x 2.54m)

PVC double glazed French doors to rear. Coving to ceiling. Radiator. Laminate flooring.

Sun Room 7'6" x 9'10" (2.29m x 3.02m)

Brick and PVC double glazed construction. Vinyl flooring. French doors opening to garden. Pedestrian door to garage. Cupboards are built in. (The smaller one doubles as additional seating).

Shower Room 6'4" x 5'5" (1.95m x 1.67m)

Shower Room was redesigned/new in 2022. PVC

double glazed window to side. Coving to ceiling. Radiator. Fitted walk in shower enclosure with Aqualisa shower. Wash hand basin and concealed cistern toilet set in vanity unit with built in storage.

Bedroom 1 9'10" x 11'9" (3.02m x 3.59m)

PVC double glazed window to front. Coving to ceiling. Radiator.

Bedroom 2 7'8" x 11'0" (2.35m x 3.36m)

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

Outside

The front of the property has a block paved driveway leading to the single garage. Pathway leading to the front door. Side gated access to the rear of the property.
The rear garden is enclosed by timber fencing. Laid to lawn with patio seating area. Well established planted borders and shrubs. Established trees. Cold water tap available. Two fish ponds.

Garage 18'4" x 8'8" (5.60m x 2.66m)

Electric vehicular up and over door. Power and light connected. PVC double glazed window to rear. Plentiful power points and is on separate circuit / power breaker trip due to having been used as a workshop.

Property Postcode

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

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: Eon Next
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.

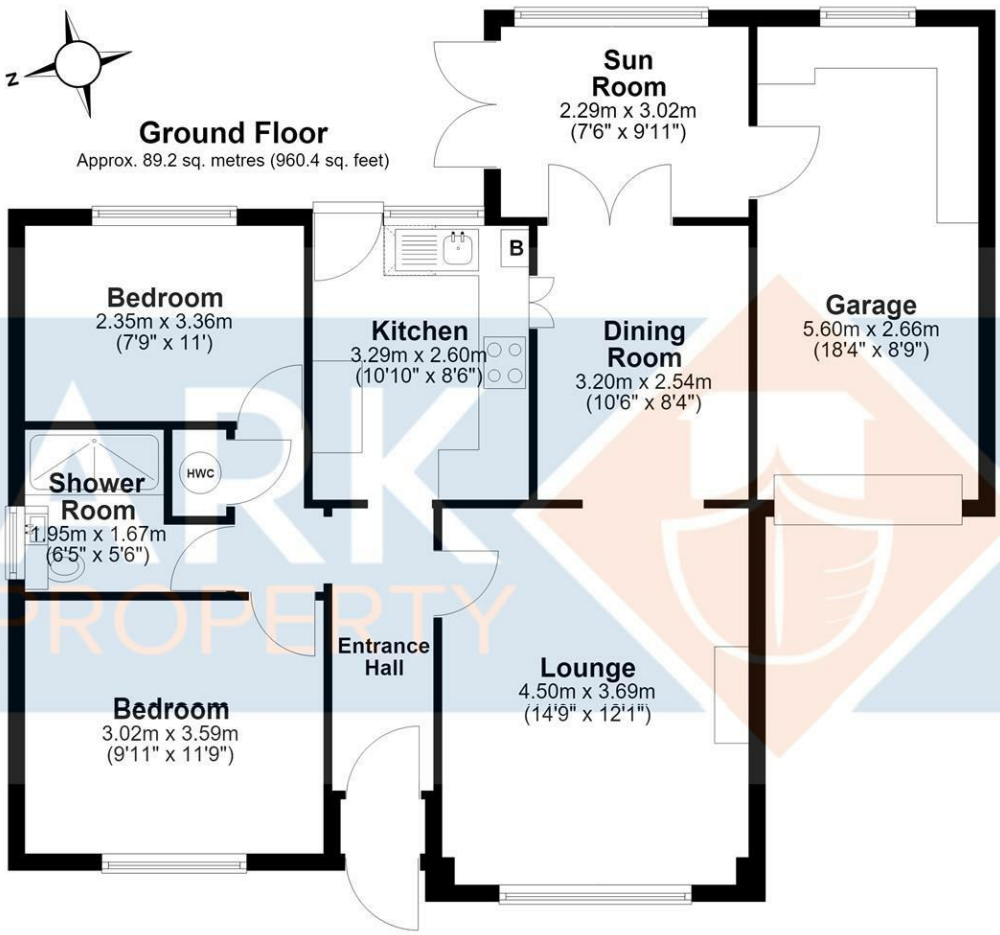
Referral & Fee Disclosure
We can also offer full Financial and Solicitor services.

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.

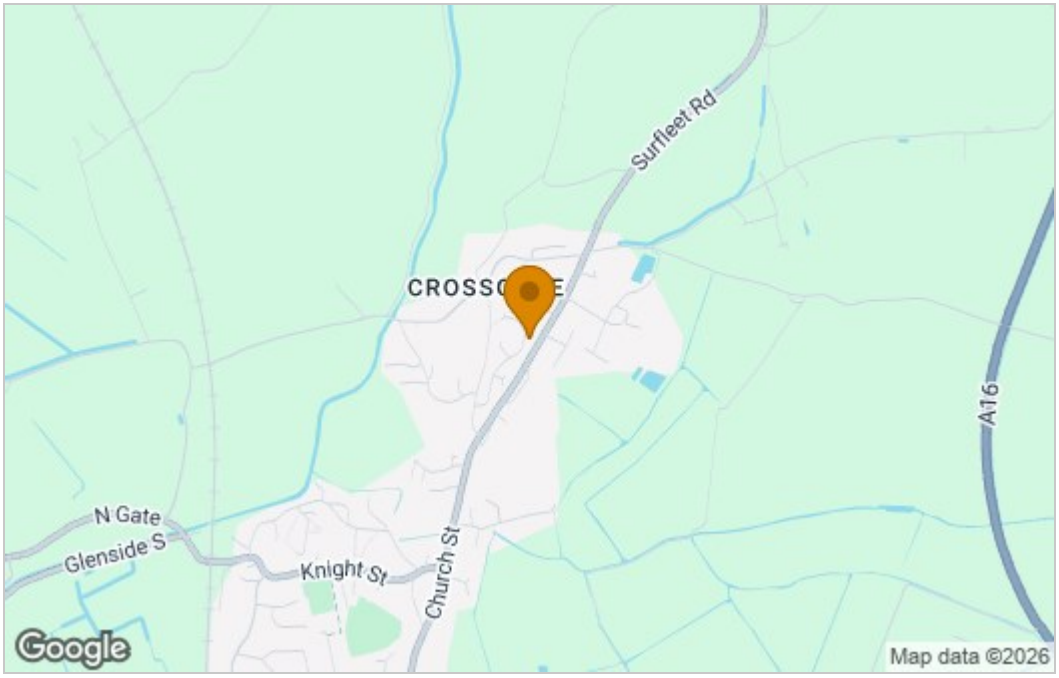
Floor Plan



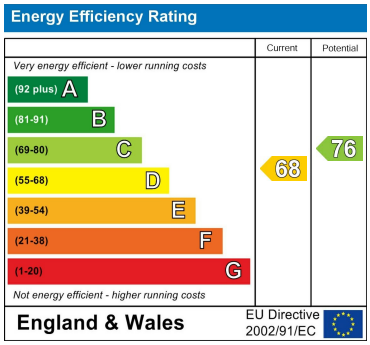
Total area: approx. 89.2 sq. metres (960.4 sq. feet)

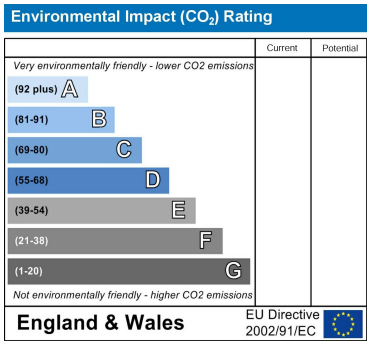
Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





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