ARK PROPERTY









11 Rotten Row, Pinchbeck, PE11 3RQ

£254,800

- Fantastic size rear garden
- Popular village location
- Garage conversion
- Great size conservatory overlooking rear garden
- Nice flowing layout
- Two reception rooms
- Three bedrooms detached house
- Register with Ark for all new listings

www.arkpropertycentre.co.uk
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Tel: 01775 766888
6 New Road, Spalding, Lincolnshire PE11 1DQ

Located in the heart of Pinchbeck, this lovely detached family home is now looking for its new owner.

Offering excellent space both inside and out, the property boasts a fantastic frontage and a lovely-sized rear garden, making it an ideal home for family life.

Inside, the ground floor provides a great range of accommodation, including a welcoming lounge, separate dining room, kitchen, utility room and a particularly spacious conservatory overlooking the garden. There's plenty of room for everyone to relax, dine and entertain.

Upstairs, there are three good-sized bedrooms along with a family bathroom, providing comfortable and practical accommodation for a growing family.

Outside, the rear garden offers a great space to enjoy during the warmer months, with plenty of room for outdoor dining, entertaining or simply relaxing.

A lovely detached home in a popular village location with plenty to offer.

Fancy a look? Get your viewing booked today!

Entrance Hall 5'11" x 11'1" (1.81m x 3.39m)



Entrance door to front. Radiator. Stairs to first floor landing. Carpeted.

Lounge 18'10" x 11'1" (5.76m x 3.39m)



Window to front and rear. Radiator. Feature fireplace with surround. Carpeted.



Dining Room 12'0" x 11'1" (3.67m x 3.38m)



French doors with glazed side panels to rear. Radiator. Carpeted.



Kitchen 17'5" x 8'9" (5.31m x 2.69m)



Window to side and rear. Door to rear. Matching range of base and eye level units with work surfaces over. Sink unit with drainer and mixer tap. Space for free standing cooker with extractor hood over. Space and plumbing for washing machine. Space and plumbing for dishwasher. Space for fridge/freezer. Radiator. Wood effect flooring.



Cloakroom 6'9" x 8'7" (2.08m x 2.64m)



Window to front. Toilet. Wash hand basin. Radiator. Boiler. Wood effect flooring.

Conservatory 7'10" x 13'1" (2.40m x 4.01m)



Of brick and UPVC construction. French doors to side leading to garden. Wood effect flooring.

First Floor Landing

Window to front. Doors to bedrooms and bathroom. Built in airing cupboard.

Bedroom 1 12'3" x 11'1" (3.75m x 3.38m)



Window to rear. Radiator. Carpeted.

Bedroom 2 8'4" x 11'1" (2.55m x 3.38m)



Window to rear. Radiator. Carpeted.

Bedroom 3 6'4" x 11'1" (1.94m x 3.39m)



Window to front. Radiator. Carpeted.

Bathroom 9'3" x 5'5" (2.82m x 1.67m)



Window to side. Radiator. Panelled bath with shower over and glass shower screen. Wash hand basin. Toilet. Partially tiled walls.

Outside



The front of the property has a gravel driveway providing off road parking for multiple vehicles. Side gated access to the rear of the property.
The rear garden is enclosed by timber fencing. Timber posts and metal railings enclose a timber decking area. Lawn area with pathway leading to a gravel area to the rear. Established trees and shrubs. Timber storage shed.



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

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: Eon
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: D62

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.

Pinchbeck Village

Pinchbeck is a fantastic village just north of Spalding, offering a lovely combination of countryside, community and everyday convenience. It's the sort of place where you can enjoy village life while still having plenty of amenities close to home. (Pinchbeck Parish Council)

There are two village pubs, including the popular The Ship, which enjoys a particularly lovely position beside the river. For those evenings when you don't fancy cooking, there's also a great choice of takeaways, including Pinchbeck Friar for fish and chips and New Kamble for Chinese food.

The village also has a good selection of everyday services, with salons, a pharmacy, shops and Post Office facilities all helping to make day-to-day life convenient. There are also local veterinary services, while families have access to primary education within the village. (Pinchbeck Parish Council)

For many locals, one of the real highlights is the village butcher, W Hargrave & Son Ltd. It has an excellent reputation, and while locals might be slightly biased, many would happily tell you it's one of the best butchers around!

Another lovely place to visit is Birchgrove Garden Centre on Surfleet Road. It's much more than somewhere to buy plants, with plenty to look around, outdoor and garden products, gifts and homeware, as well as the popular Something Special café. It makes for a lovely little outing, whether you're browsing the garden centre or stopping for a coffee and something to eat. (Birchgrove Garden Centre)

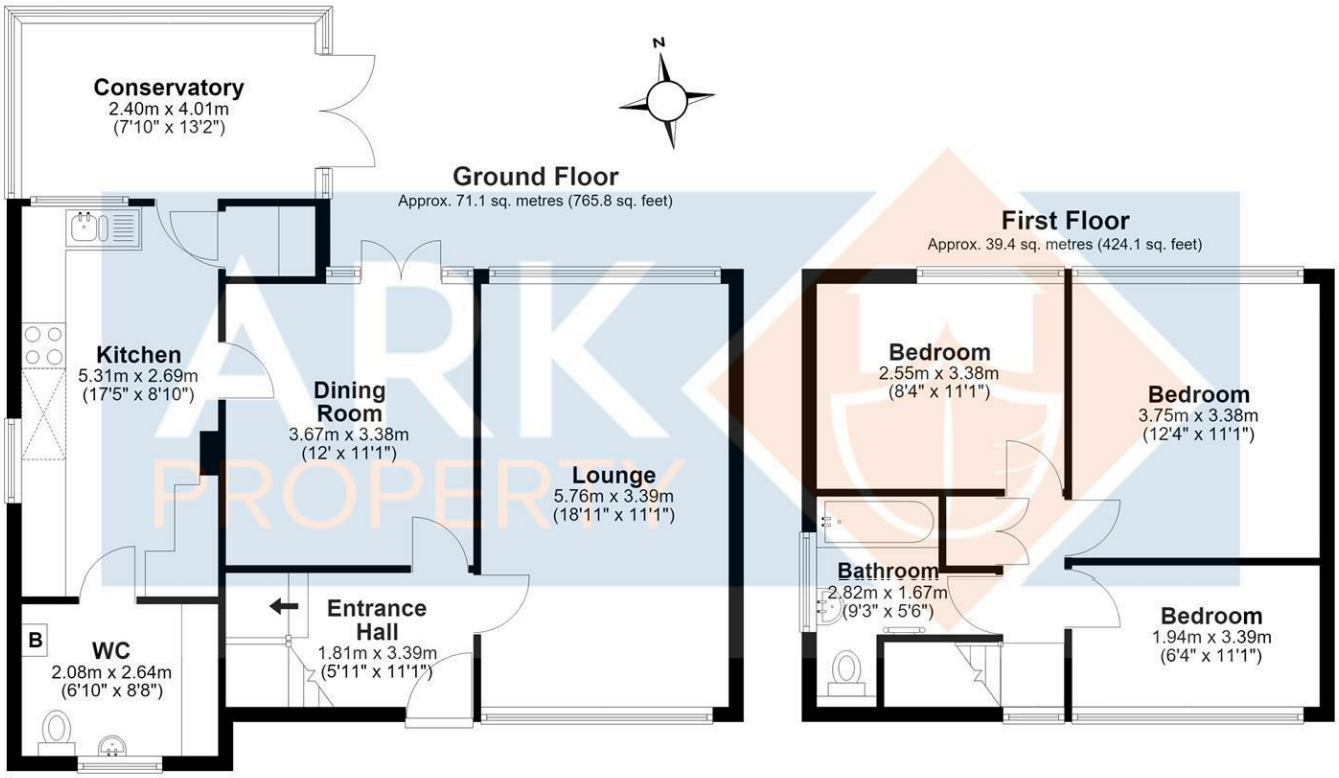
For those who enjoy getting outside, Pinchbeck has some lovely countryside and riverside walks, with the surrounding waterways and open Lincolnshire landscape providing plenty of opportunities to stretch your legs and enjoy the outdoors.

The village also has a strong sense of community. The Pinchbeck Community Hub and Library provides an important focal point for local residents, hosting the library as well as groups, activities and community events. It is managed with the support of local volunteers, which is a great reflection of the community spirit within the village. (pinchbeckhub.org)

Throughout the year, local events and activities bring residents together, helping to create that friendly village atmosphere that can be so important when choosing somewhere to call home.

With great local amenities, schools, pubs, independent businesses, countryside walks and a genuine community feel, Pinchbeck really does have a lot to offer – making it a fantastic place to live and an ideal location for family life.

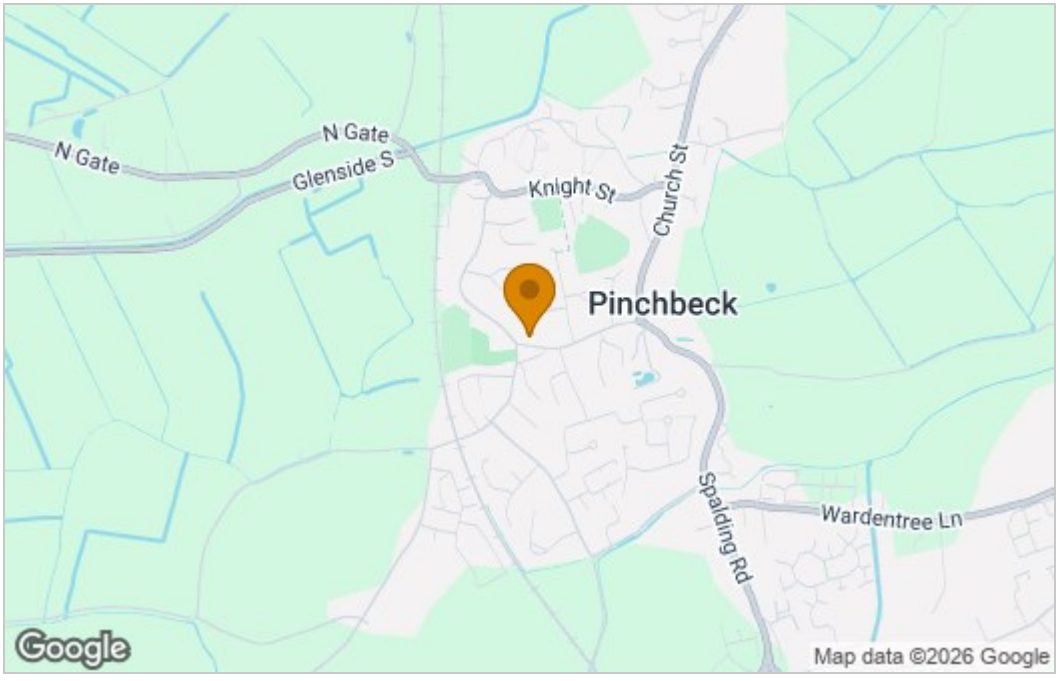
Floor Plan



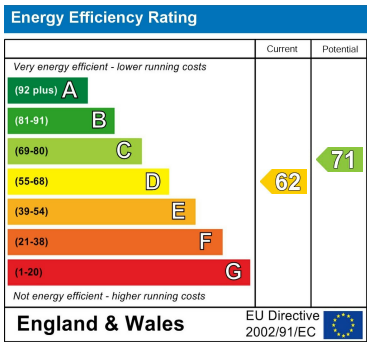
Total area: approx. 110.5 sq. metres (1189.9 sq. feet)

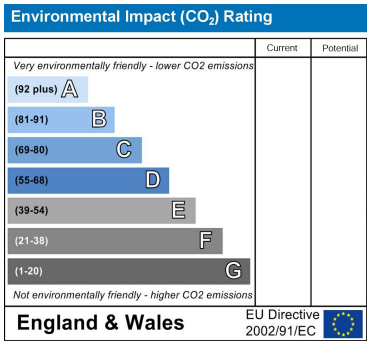
Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





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