

## **21 The Pastures, Lincs, PE12 6FL**

**£900 PCM**

**TO LET - SEMI DETACHED THREE BEDROOM PROPERTY LOCATED IN A POPULAR VILLAGE**

Situated with good access onto the A16 leading to either Spalding, Crowland and Peterborough. Accommodation comprises of an entrance hall, cloakroom, stairs and landing, lounge, kitchen, three bedrooms with en-suite to master and a family bathroom. The property benefits from a rear garden, Upvc double glazed and ample off road parking and a garage. Council Tax Band B. Available now. Deposit £1038.46

**Entrance Hall 3'6" x 9'10" (1.09 x 3)**



Door to cloakroom. Stairs to the first floor landing. Lighting.

**Cloakroom 2'9" x 5'4" (0.84 x 1.65)**



Hand wash basin unit. Ceramic toilet. Ceiling light.

**Lounge 11'6" x 14'7" (3.51 x 4.47)**



Upvc window to the front aspect.

**Kitchen 14'11" x 9'1" (4.55 x 2.77)**



Upper and lower units with stainless steel sink. Doors to the garden.

**Stairs & Landing**



Upvc window to the front aspect.

**Master Bedroom 11'8" x 16'0" (3.56 x 4.90)**



Upvc window to the front aspect. Door to the en-suite. Large built in wardrobe space.

**En-Suite 8'5" x 6'0" (2.57 x 1.83)**



Shower cubical. Wash hand basin unit. Ceramic toilet.

**Bedroom Two 7'8" x 11'3" (2.36 x 3.45)**



Upvc window to the rear aspect.

**Bedroom Three 7'8" x 10'5" (2.36 x 3.18)**



Upvc window to the front aspect.

**Bathroom 6'9" x 5'6" (2.08 x 1.68)**



Upvc window to the rear aspect with obscured glass panel. Bath unit with ceramic toilet. Hand wash basin unit. Wall mounted mains shower.

**Rear Garden**



The rear garden is enclosed with a lawn and patio area.

**Property Postcode**

For location purposes the postcode of this property is: PE12 6FL

**Viewings**

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.

**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 referral fee for any recommended client service used.

**Rental Fees**

**Holding Deposit:**A refundable holding deposit (to reserve a property) equivalent to one week's rent. This will be withheld if the applicant (or the guarantor) provide false or misleading information, fail a right to rent check, withdraw from the proposed agreement or fail to take all reasonable steps to enter an agreement (i.e. Responding to reasonable requests for information required to progress the agreement) before the deadline for agreement'. The deadline for agreement' for both parties is usually 15 days after a holding deposit has been received (unless otherwise agreed in writing).

**Deposit:**A tenancy deposit is used as security for the performance of any obligations, or the discharge of any liability arising under or in connection with the tenancy for example in case of any damage or unpaid rent or bills at the end of the tenancy. A refundable tenancy deposit is capped at no more than five weeks' rent where the annual rent is less than £50,000, or six weeks' rent where the total annual rent is £50,000 or above

**Changes to the Tenancy:**Payments to change the tenancy when requested by the tenant, is capped at £50, or reasonable costs incurred if higher

**Early Termination:**If a tenant requests to leave before the end of their tenancy they will be charged to cover the financial loss that the landlord has suffered in permitting, or reasonable costs that have been incurred by the agent in arranging for the tenant to leave early, and for the rent they would have received before the tenancy reaches its end.

**Late Rent Payment:** A late rent payment will be charged if the rent is outstanding after 14 calendar days and has still not been paid. We will levy the late payment until day 14 but charge from day one. The charge will be at 3% above Bank of England base rate for each day that the payment is outstanding.

**Lost Keys or Other Security Devices;** Tenants will be charged a fee to cover the cost of replacing a lost key or security device. This fee will be dependent on the style and make of the key/lock/device.

### **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 firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

### **Verified Material Information**

Council tax band: B

Property construction: Brick

Electricity supply: Mains

Solar Panels: No

Water supply: Mains

Sewerage: Mains

Heating: Gas central heating

Broadband: As stated by Ofcom, Standard and superfast are available

Mobile coverage: As stated by Ofcom, EE is good outdoor and variable in-home, o2 and Vodafone are good outdoor and in-home, Three is good outdoor.

Parking: Driveway and Single Garge

Building safety issues: no

Restrictions: no

Public right of way: no

Flood risk: Surface water - very low. Rivers and the sea - low. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - There is a risk of flooding from reservoirs in this area.

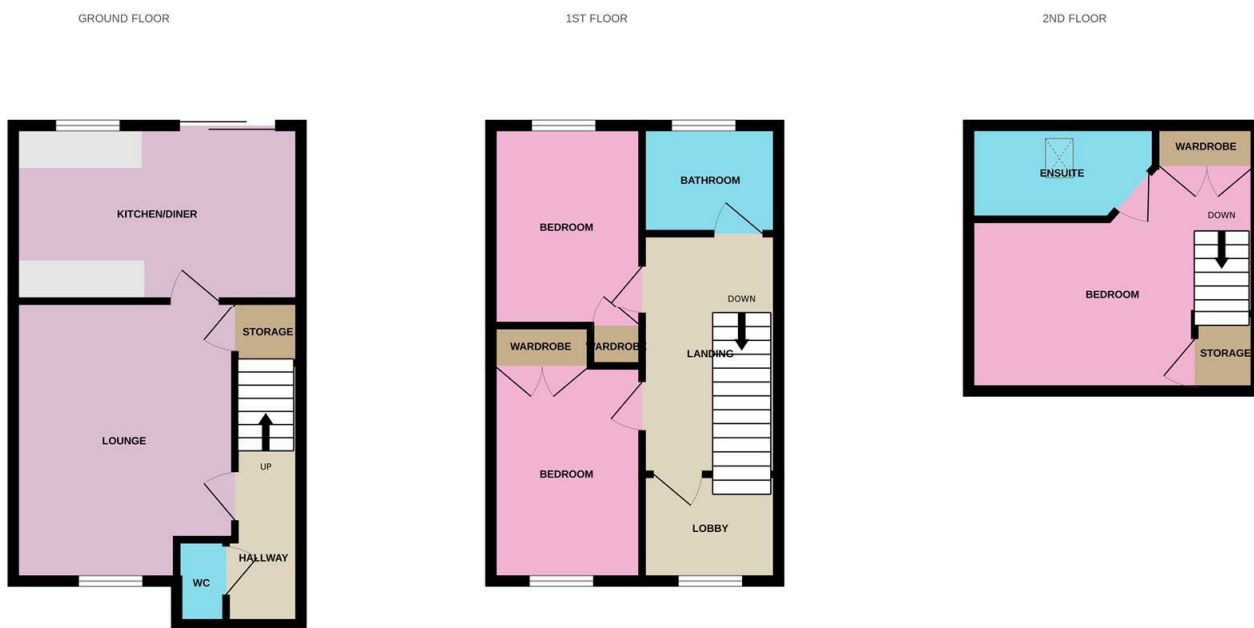
Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Accessibility and adaptations: No

Coalfield or mining area: No

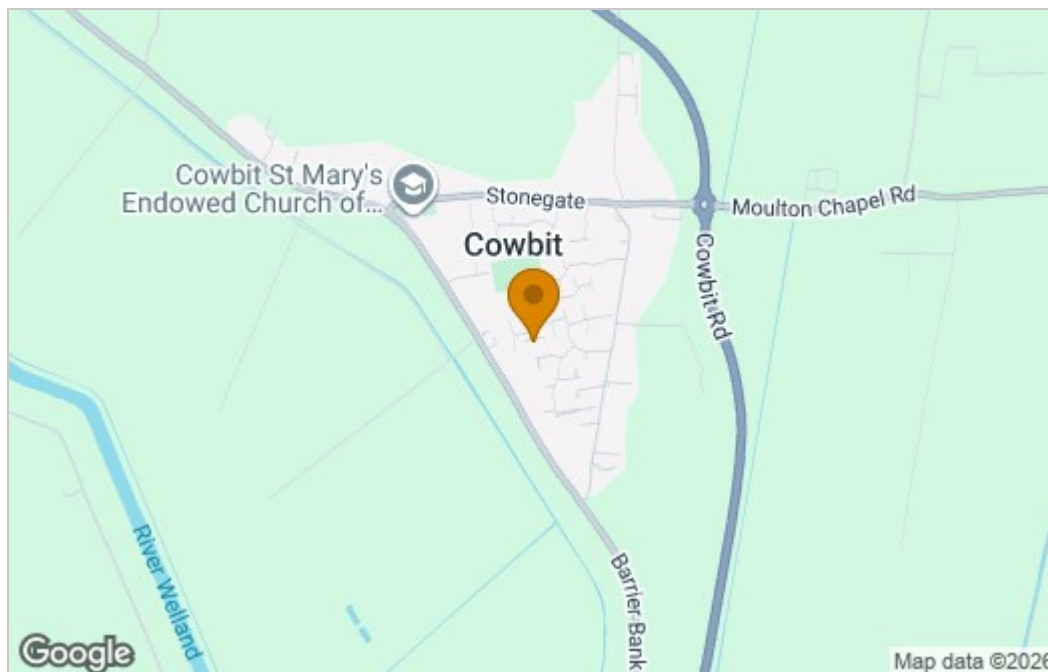
Energy Performance rating: TBC

## Floor Plan

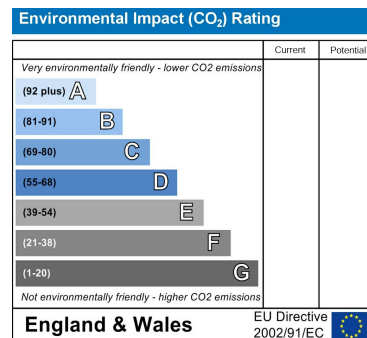
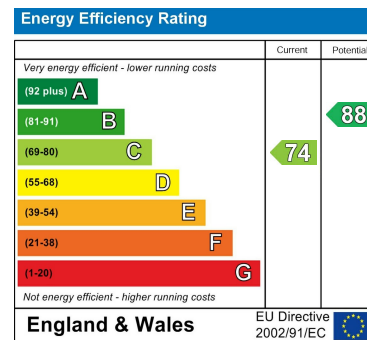


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2026

## 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 firm's 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](mailto:info@arkpropertycentre.co.uk) <https://www.arkpropertycentre.co.uk>

