ARK PROPERTY

29 Rose Lane, Pinchbeck, PE11 3RN

£225,000

- Well-presented three bedroom semi-detached house offering spacious and versatile accommodation across two floors.
- Highly convenient location, ideally positioned for access to Pinchbeck's range of local amenities and everyday facilities.
- Generous ground floor accommodation including an entrance hall, comfortable lounge, separate dining room, kitchen and useful sunroom.
- Three well-proportioned bedrooms upstairs, together with a family bathroom providing practical accommodation for families and couples alike.
- Excellent off-road parking provision, complemented by a single garage, offering useful storage and secure parking.
- Large and attractive rear garden, providing a generous outdoor space ideal for families, entertaining and enjoying the garden throughout the warmer months.

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6 New Road, Spalding, Lincolnshire PE11 1DQ

Situated in a popular and convenient position close to Pinchbeck's local amenities, this well-proportioned three bedroom semi-detached house offers spacious accommodation together with excellent outdoor space.

The ground floor comprises an entrance hall, lounge, separate dining room, kitchen and useful sunroom. Upstairs are three bedrooms and a family bathroom.

Outside, the property benefits from ample off-road parking, a single garage and a large rear garden, providing plenty of space for families, entertaining or relaxing outdoors.

An appealing home in a convenient location, offering generous living accommodation and excellent potential for a new owner.

Entrance Hall 5'10" x 11'1" (1.80m x 3.38m)

Composite glazed entrance door, vinyl flooring, radiator, stairs to first floor landing. Doors to lounge and dining room.

Lounge 18'5" x 11'0" (5.63m x 3.36m)

PVC double glazed windows to front and rear, radiator, gas fireplace and back boiler.

Kitchen 10'11" x 8'9" (3.34m x 2.69m)

Window and door to rear, vinyl flooring, radiator. Fitted base and eye level units, electric hob with extractor hood over, integrated eye level oven and

grill, stainless steel sink and drainer with chrome mixer tap over, space for fridge freezer.

Dining Room 12'7" x 11'1" (3.84m x 3.38m)

PVC double glazed window to rear, radiator, built in storage cupboards.

Cloakroom

Fitted toilet and wash hand basin.

Sun Room 7'1" x 10'8" (2.18m x 3.26m)

Window to side, sliding patio doors opening to garden.

First Floor Landing

Built in airing cupboard, doors to bedrooms and bathroom.

Bedroom 1 12'2" x 10'11" (3.72m x 3.35m)

PVC double glazed window to rear, built in wardrobes, radiator.

Bedroom 2 8'7" x 11'1" (2.63m x 3.38m)

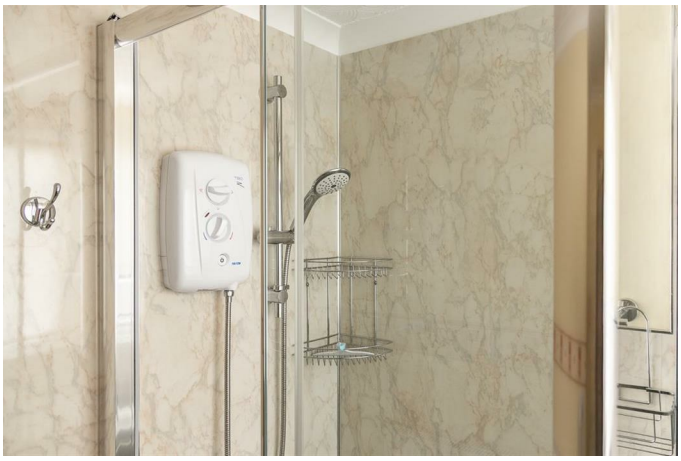
PVC double glazed window to rear, radiator.

Bedroom 3 6'7" x 10'11" (2.03m x 3.35m)

PVC double glazed window to front, radiator.

Bathroom 9'6" x 7'10" (2.90m x 2.40m)

PVC double glazed window to side, vinyl flooring, radiator, fitted shower cubicle with sliding door and electric shower, toilet and wash hand basin.



Outside

There is a front lawn with planted borders and

driveway providing off road parking for multiple vehicles. Side access leads to the rear garden which is established with lawn and patio seating areas, timber storage sheds and greenhouse, there is outside power, light and cold water tap available.

Garage 15'1" x 9'4" (4.60m x 2.86m)

Single garage with up and over door. Power and light connected.

Property Postcode

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

Additional Information

PLEASE NOTE:
All photos are property of Ark Property Centre and can not be used without their explicit permission.
The sale of this property is subject to the Grant of Probate.

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: Ovo Energy
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: Stair lift
Coalfield or mining area: No
Energy Performance rating: D63

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.

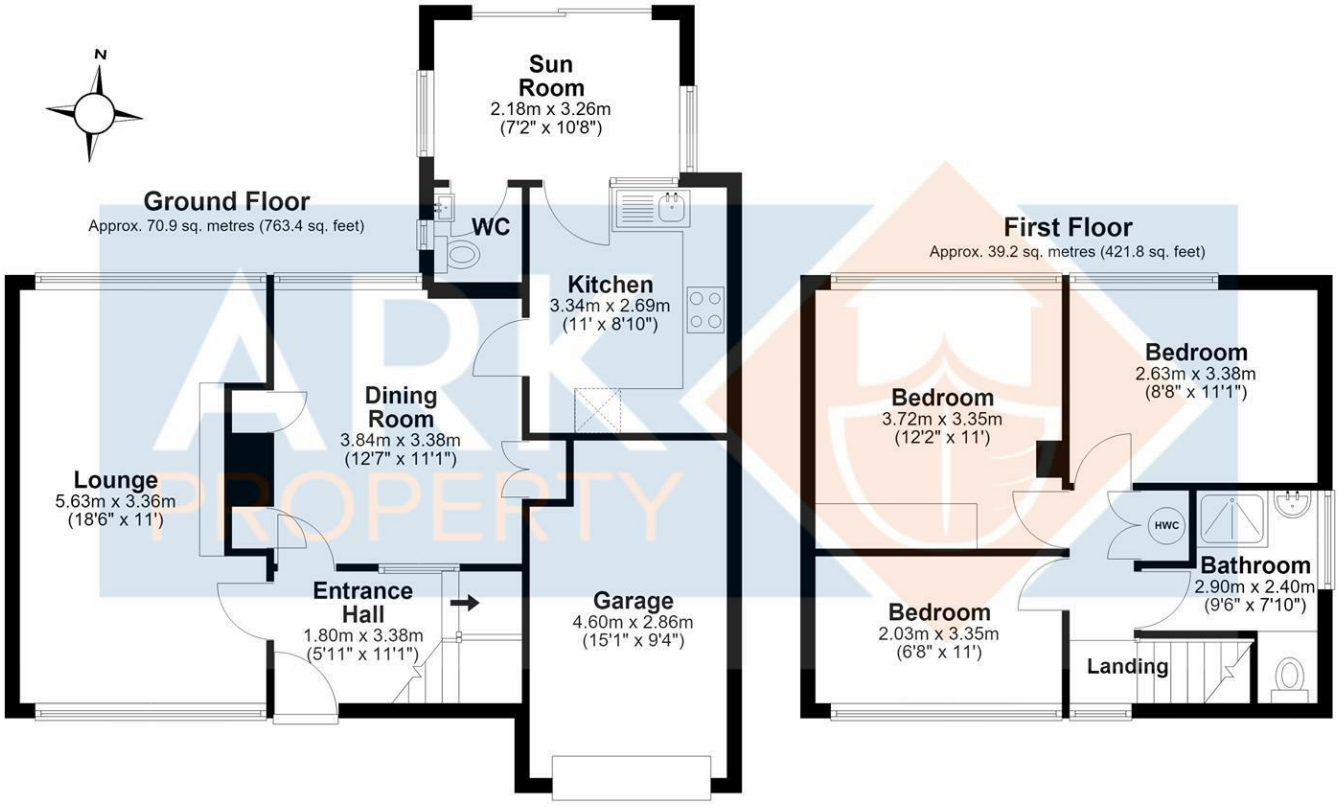
Referral & Fee Disclosure
We can also offer full Financial and Solicitor services.

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.

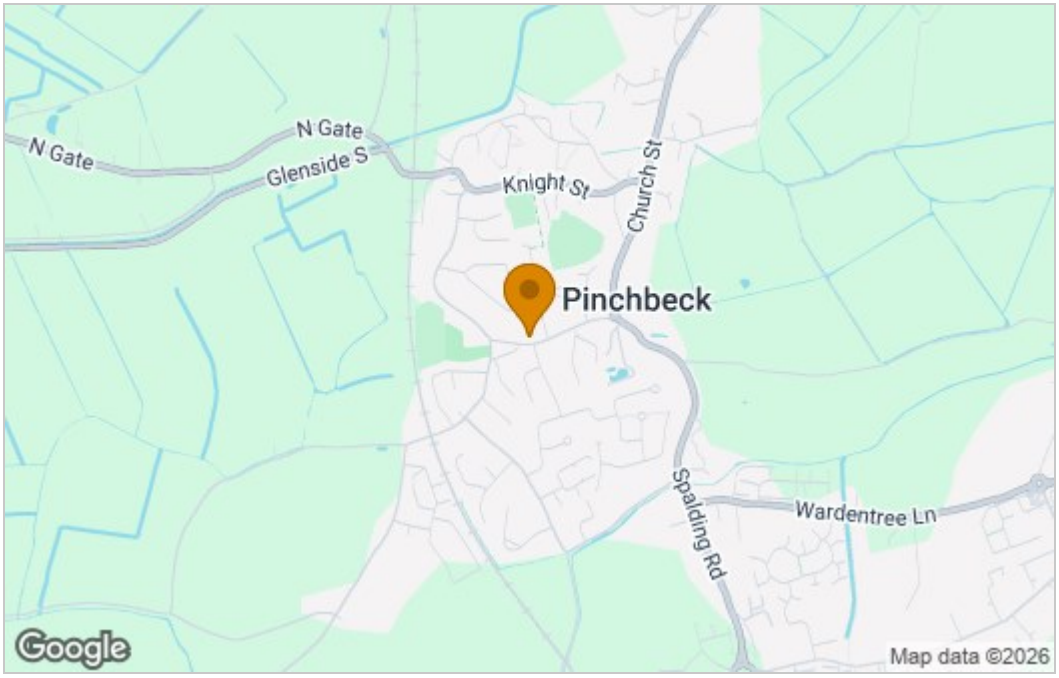
Floor Plan



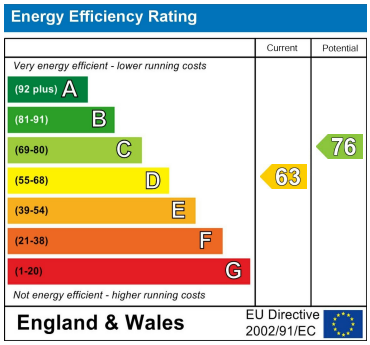
Total area: approx. 110.1 sq. metres (1185.2 sq. feet)

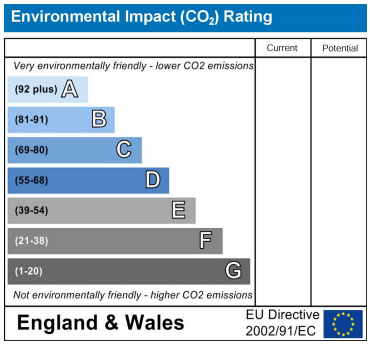
Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





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