ARK PROPERTY









105 Spalding Road, Pinchbeck, PE11 3UE

£325,000

- Detached four-bedroom family home in a popular Pinchbeck location
- Generous and versatile accommodation ideal for growing families
- Set back from Spalding Road with a sweeping block-paved driveway
- Two reception areas plus kitchen/diner, utility room and shower room
- Four well-proportioned bedrooms with family bathroom upstairs
- Established rear gardens with lawn, mature borders and patio seating area

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6 New Road, Spalding, Lincolnshire PE11 1DQ

Detached Four-Bedroom Family Home – Spalding Road, Pinchbeck

Ideally suited to growing families or those looking for additional space, this well-proportioned detached four-bedroom home is pleasantly set back from Spalding Road and offers generous accommodation throughout.

The property is approached via a sweeping block-paved driveway providing ample off-road parking. Internally, the ground floor comprises an entrance hall with WC, spacious lounge, dining area, kitchen/diner, utility room and shower room. Upstairs, there are four well-proportioned bedrooms together with a family bathroom.

To the rear, the property benefits from generous established gardens, featuring a well-maintained lawn, mature borders and a paved patio seating area — providing an excellent space for outdoor entertaining and family enjoyment.

A spacious and versatile family home offering excellent potential for those seeking room to grow, both inside and out.

Lounge 29'0" x 11'10" (8.86m x 3.62m)



PVC double glazed window to front. Radiator. Feature fireplace. Opening to dining area.

Dining Area



PVC double glazed French doors with glazed side panels to rear. Radiator.

Kitchen 12'11" x 17'0" (3.94m x 5.19m)



PVC double glazed windows to rear. Vinyl tiled flooring. Radiator. Built in under stairs storage cupboard. Fitted with a matching range of base and eye level units with roll edge work surfaces and tiled splash backs. Four ring gas hob with extractor hood over. Integrated eye level oven and grill. Inset sink and drainer with chrome mixer tap. Space for fridge/freezer. Door to utility room.



Utility Room 6'9" x 7'11" (2.06m x 2.43m)



PVC double glazed French doors with glazed side panels to rear. Fitted worktop space with stainless steel sink and drainer with mixer tap. Space and plumbing for washing machine. Built in pantry with fitted shelving. Door to shower room.

Shower Room



Tiled flooring. Wall panelling. Wall mounted heated towel rail. Fitted tiled shower enclosure with glass sliding door and electric shower. Extractor fan. Pedestal wash hand basin with chrome mixer tap over.

Entrance Hall 8'11" x 4'11" (2.73m x 1.50m)



Entrance door with glazed side panel. Radiator. Door to cloakroom.

Cloakroom

PVC double glazed window to front. Tiled flooring. Fitted toilet. Wash hand basin. Opening to hallway/study area.

Hallway/Study Area 12'5" x 7'10" (3.80m x 2.41m)



PVC double glazed window to front. Radiator. Stairs to first floor landing. Doors to lounge and kitchen.

First Floor Landing



Built in over stairs storage cupboard. Loft access. Doors to bedrooms and bathroom.

Bedroom 1 10'8" x 9'11" (3.27m x 3.04m)



PVC double glazed window to rear. Radiator. Built in sliding mirrored door wardrobes with shelf and hanging rail. Built in cupboard.



Bedroom 2 9'6" x 11'10" (2.92m x 3.61m)



PVC double glazed window to front. Radiator.

Bedroom 3 10'8" x 7'10" (3.27m x 2.41m)



PVC double glazed window to rear. Radiator. Built in wardrobe with fitted shelf and hanging rail.



Bedroom 4 7'5" x 7'10" (2.28m x 2.39m)



PVC double glazed window to side. Radiator. Built in double door wardrobe with fitted shelving.

Bathroom 6'0" x 8'7" (1.84m x 2.64m)



PVC double glazed window to side. Half height wall panelling. Radiator. Built in airing cupboard with louvred doors housing hot water cylinder and slatted shelving. Fitted bath with chrome taps. Close coupled toilet. Pedestal wash hand basin with chrome taps.

Outside



To the front of the property there is a block paved driveway providing off road parking and leading to the single garage. There is a front lawn area with a range of mature shrubs and trees. Side gated access to the rear garden.
The rear garden is enclosed by timber fencing and mature hedging. Laid to lawn. Well stocked borders. Timber storage shed. Timber pergola. Outside light and cold water tap available.





Garage 15'2" x 8'7" (4.64m x 2.62m)
Vehicular door to front. Power and light connected.

















Property Postcode

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

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: D
Annual charge: No

Property construction: Brick built
Electricity supply: Mains
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: D59

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.

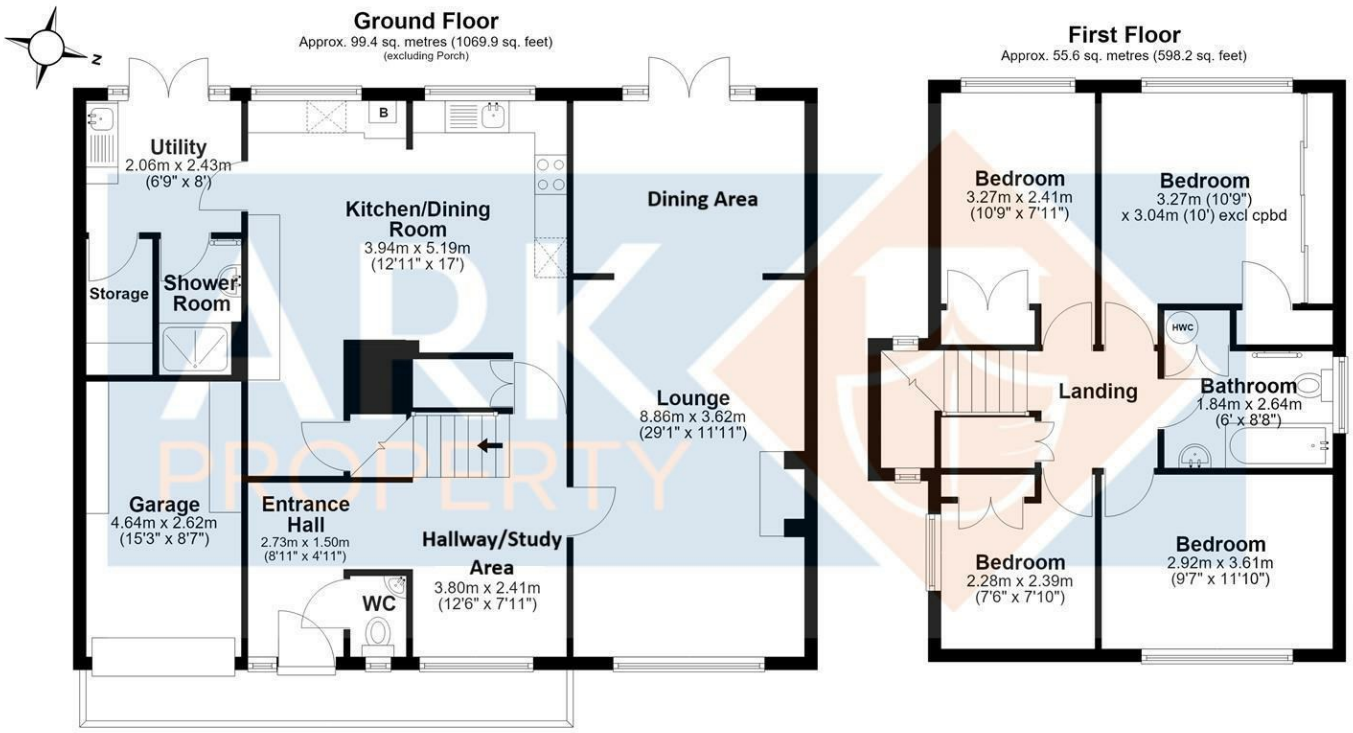
Referral & Fee Disclosure
We can also offer full Financial and Solicitor services.

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.

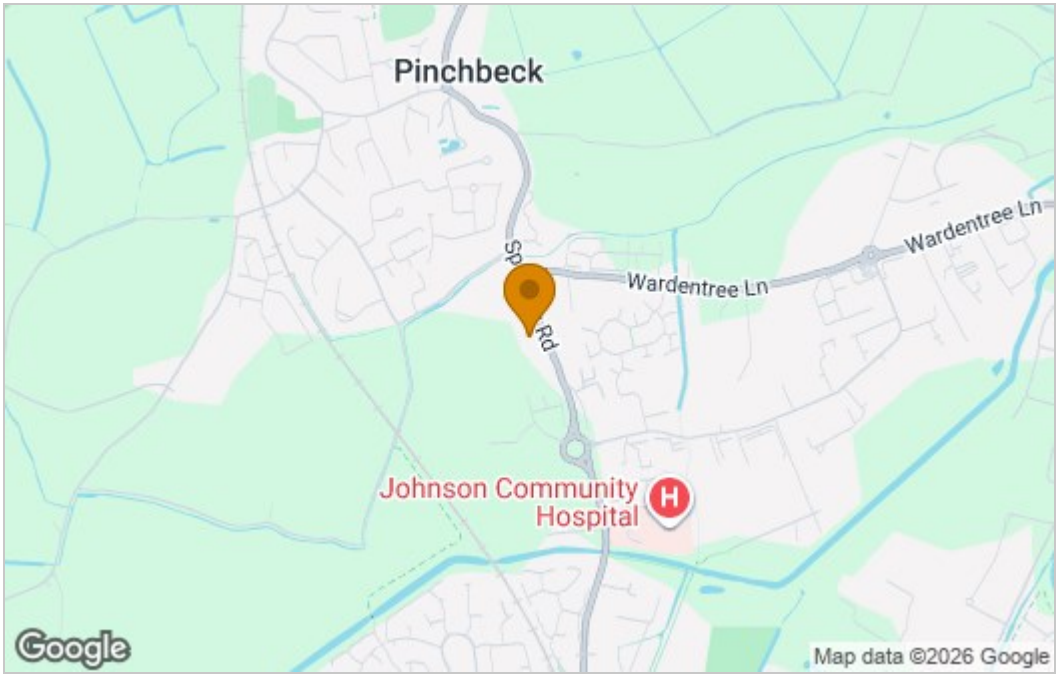
Floor Plan



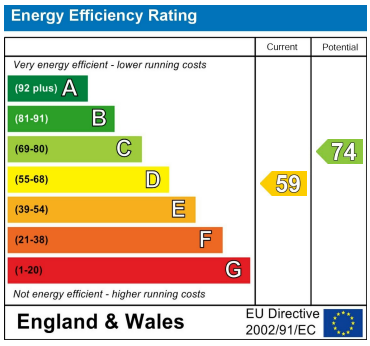
Total area: approx. 155.0 sq. metres (1668.0 sq. feet)

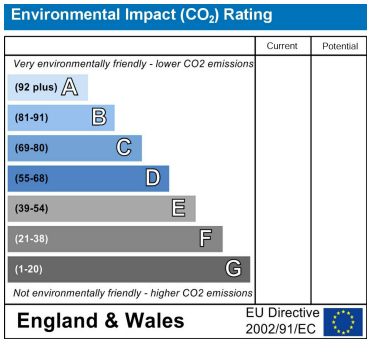
Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





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