ARK PROPERTY

19 Market Way, Pinchbeck, PE11 3PE

£315,000

- Situated in a popular area of Pinchbeck
- Open aspect to front
- Character and charm
- Large rear garden
- A beautiful property with real potential
- Great flowing layout
- Garage and driveway for multiple cars
- Same vendors since 1978
- Rare opportunity
- Register with Ark for all new listings

www.arkpropertycentre.co.uk
info@arkpropertycentre.co.uk

Tel: 01775 766888
6 New Road, Spalding, Lincolnshire PE11 1DQ

Situated on Market Way in Pinchbeck, this 1930s bay-fronted home is offered for sale for the first time since 1978. The property retains lovely character features, including original porch tiling and wood cladding in the entrance hall. Outside, there's a generous frontage with ample parking and a single garage. To the rear, the particularly large garden has been thoughtfully divided into different areas, with a generous lawn, well-established trees and planting, as well as a useful vegetable patch.

Internally, the property offers a well-flowing layout, with two excellent-sized reception rooms providing plenty of living and entertaining space. The kitchen is compact yet practical, with the added benefit of a handy pantry.

Upstairs, there are two excellent-sized double bedrooms, with the principal bedroom enjoying a lovely bay window overlooking the front, alongside a traditional third bedroom and a large family bathroom.

Having been lovingly maintained by the same vendors since 1978, this is a home that has clearly been cared for while retaining the character and charm that makes properties of this era so appealing.

Properties on Market Way rarely come to the market, making this a particularly exciting opportunity to purchase a characterful 1930s home in one of Pinchbeck's most desirable locations. A property with genuine charm, generous outside space and plenty of potential, this is certainly one not to be missed.

Entrance Porch

Feature brick arch with door to front with glazed side panels. Tiled flooring.

Entrance Hall 13'1" x 7'3" (3.99m x 2.22m)

Wooden door to front with stained glass side panels. Wood panelling to walls. Radiator. Wooden flooring. Stairs to first floor landing. Under stairs storage cupboard.

Lounge 12'11" x 11'11" (3.94m x 3.64m)

Bay window to rear and window to side. Feature fireplace with surround. Radiator.

Dining Room 11'10" x 12'10" (3.63m x 3.93m)

Bay window to front. Feature fireplace with surround. Radiator.

Kitchen 9'0" x 8'2" (2.75m x 2.51m)

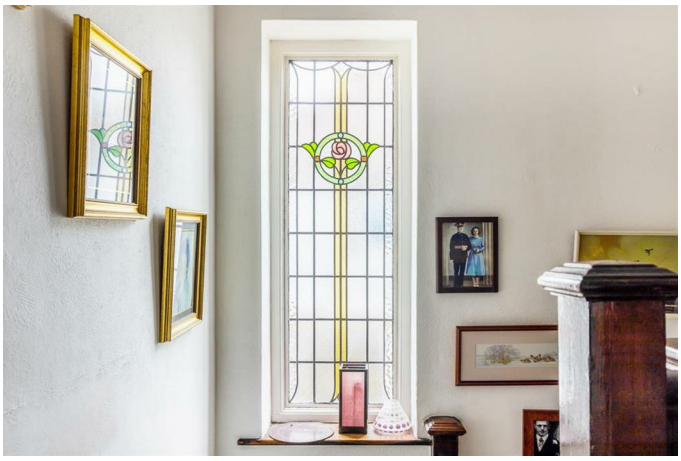
Window to side. Matching range of base and eye level units with work surface over. Sink unit with drainer and mixer tap. Tiled flooring. Gas hob with extractor hood over. Built in eye level oven and grill. Space for fridge/freezer.

Utility Room

Window to rear. Tiled flooring. Worktop space. Space and plumbing for washing machine and tumble dryer.

First Floor Landing

Stained glass window to side. Doors to bedrooms and bathroom.



Bedroom 1 11'10" x 12'10" (3.63m x 3.93m)

Bay window to front. Radiator.

Bedroom 2 12'11" x 11'10" (3.94m x 3.63m)

Window to rear. Radiator. Wash hand basin.

Bedroom 3 7'8" x 7'5" (2.34m x 2.27m)

Window to front. Radiator.

Bathroom 9'0" x 8'4" (2.75m x 2.56m)

Window to rear. Wall mounted heated towel rail.

Tiled flooring. Partially tiled walls. P shaped bath with telephone style shower attachment and wall mounted shower attachment over and glass shower screen. Wash hand basin. Toilet. Built in storage cupboard.

Outside

The front of the property has a driveway providing off road parking and leads to the single garage. Established bushes with lawn area and driveway leading to the front door.
The rear garden is enclosed by timber fencing. Laid to lawn. Patio area. Established trees and bushes.

Garage 13'9" x 8'2" (4.20m x 2.49m)

Up and over vehicular door to front. Power and light connected.

Property Postcode

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

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 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: E46

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.

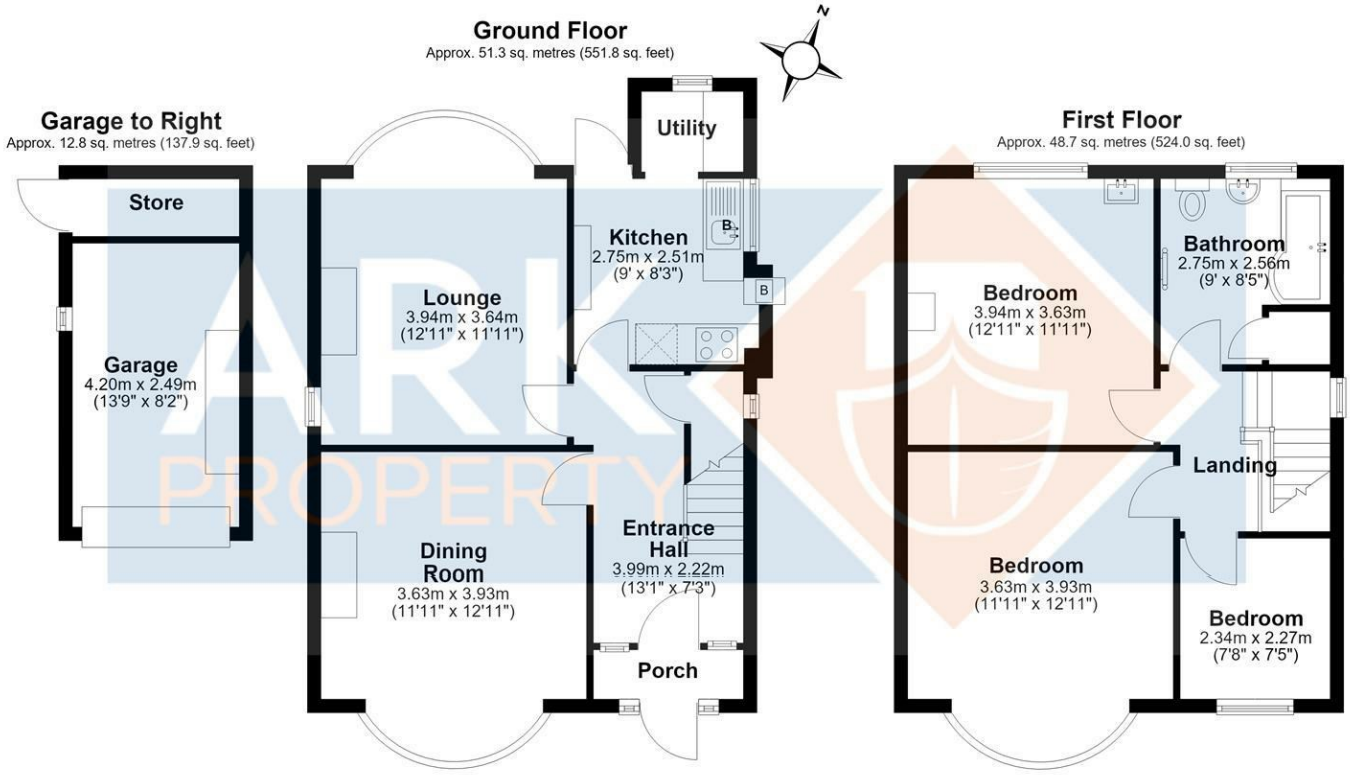
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive 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

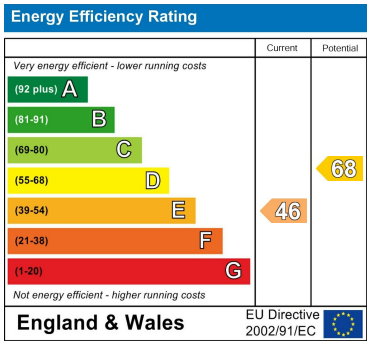


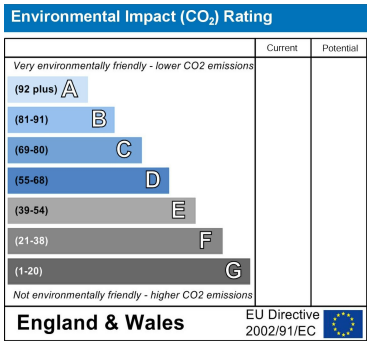
Total area: approx. 112.7 sq. metres (1213.6 sq. feet)

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

Area Map

Energy Efficiency Graph





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