ARK PROPERTY

1 Independence Drive, Pinchbeck, PE11 3TR

£250,000

- No Forward Chain – making the buying process as straightforward as possible.
- Popular Village Location – situated in the ever-popular village of Pinchbeck.
- Traditional Allison Homes Design – a much-loved and established house type.
- Three Bedrooms – offering flexible accommodation for a range of buyers.
- Blank Canvas – a fantastic opportunity to create a home to your own taste.
- In Need of Modernisation – ideal for buyers looking for a project and the chance to add value.
- Lovingly Cared For – the property has been well looked after over several decades.
- Viewing Recommended – appreciate the location, layout and potential this property has to offer.

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

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

Located on the ever-popular Independence Drive in the sought-after village of Pinchbeck, this traditional Allison Homes property is a much-loved design that has remained a firm favourite over the years.
Retaining its original layout, this home has been lovingly cared for by the current owners for several decades and now offers a fantastic opportunity for a new owner to put their own stamp on it and make it a home once again.
If you're looking for a property with character, potential and the opportunity to create something truly your own, this could be the one for you.
Book your viewing today and see the potential for yourself!

Entrance Porch

Doors opening to entrance porch. Window to side.

Entrance Hall 14'7" x 6'11" (4.45m x 2.13m)

Entrance door to front with glazed side panels. Radiator. Stairs to first floor landing.

Lounge 14'7" x 11'11" (4.45m x 3.64m)

Window to front. Radiator. Feature fireplace with surround.

Dining Room 12'1" x 9'1" (3.70m x 2.78m)

Window to rear. Radiator. Serving hatch to kitchen.

Conservatory 6'11" x 9'6" (2.11m x 2.90m)

Of glazed construction and polycarbonate roof. Door opening to garden.

Kitchen 12'1" x 9'1" (3.70m x 2.78m)

Window to rear. Matching range of base and eye level units with work surfaces over. Sink unit with drainer and mixer tap. Tiled splash back. Electric hob. Built in oven and grill. Space for fridge/freezer. Radiator. Pantry cupboard with shelving. Under stairs storage cupboard.

Rear Porch

Door to side. Radiator.

Utility Room 5'3" x 7'10" (1.61m x 2.40m)

Window to side. Worktop space. Partially tiled walls. Space and plumbing for washing machine and tumble dryer.

Cloakroom

Window to side. Toilet. Wash hand basin. Fully tiled walls. Radiator.

First Floor Landing 11'1" x 7'8" (3.39m x 2.34m)

Window to side. Doors to bedrooms and bathroom.

Bedroom 1 14'7" x 11'3" (4.46m x 3.44m)

Window to front. Radiator.

Bedroom 2 12'2" x 11'4" (3.72m x 3.47m)

Window to rear. Radiator. Built in airing cupboard housing hot water cylinder and shelving.

Bedroom 3 8'9" x 7'8" (2.67m x 2.34m)

Window to front. Radiator.

Bathroom 6'7" x 7'7" (2.03m x 2.33m)

Window to rear. Panelled bath with taps. Toilet. Wash hand basin. Radiator.

Outside

The front of the property has a driveway providing off road parking and leads to the single garage. The rear garden is enclosed by timber fencing. Lawn area. Patio area. Established bushes and shrub borders.

Garage 16'7" x 8'2" (5.06m x 2.50m)

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

Property Postcode

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

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 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: E45

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.

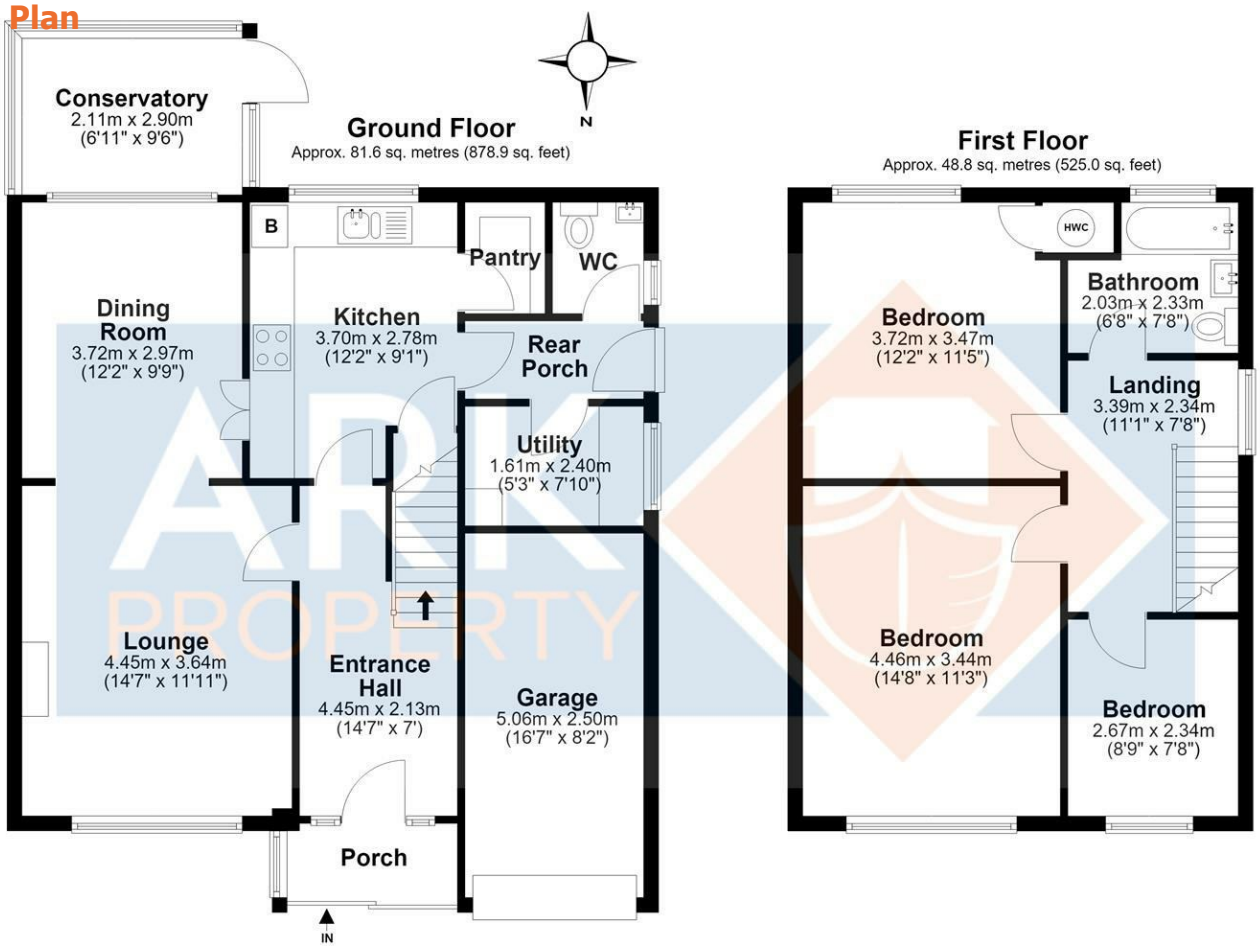
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive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

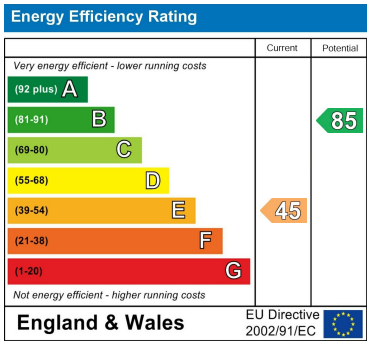


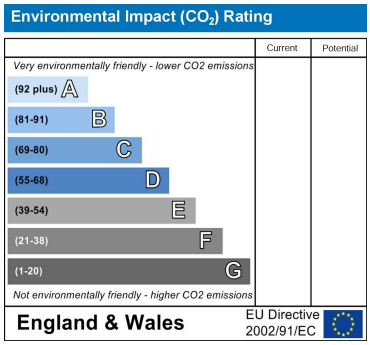
Total area: approx. 130.4 sq. metres (1403.8 sq. feet)

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

Area Map

Energy Efficiency Graph





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