



**22 Palgrave Way, Pinchbeck, PE11 3YW**

**£220,000**

- Solar Panels
- En-suite to main bedroom
- Easy access to local amenities
- Off road parking and single garage
- Popular modern estate
- Overlooking green to front
- Great layout
- Well presented throughout

Nestled in the charming area of Pinchbeck, Palgrave Way presents an excellent opportunity to acquire a delightful semi-detached house. This well-appointed property boasts three spacious bedrooms, making it ideal for families or those seeking extra room for guests or a home office. The layout includes a comfortable reception room, perfect for relaxation or entertaining friends and family.

The house features two modern bathrooms, ensuring convenience for all occupants. This thoughtful design allows for a seamless morning routine, catering to the needs of busy households.

Outside, the property offers parking for one vehicle plus the garage, providing ease of access and security for your car. The surrounding area is known for its friendly community atmosphere and convenient amenities, making it a wonderful place to call home.

With its appealing features and prime location, this semi-detached house on Palgrave Way is a fantastic choice for anyone looking to settle in Pinchbeck. Don't miss the chance to make this lovely property your own.

### Entrance Hallway



Composite door to front. Stairs to first floor landing. Radiator. Wood effect flooring.

### Cloakroom



UPVC window to front. Toilet. Wash hand basin. Tiled splashback. Radiator. Wood effect flooring.

### Lounge 16'2" x 9'7" (4.93m x 2.94m)

UPVC window to front. UPVC French doors opening to rear garden. Carpeted. Radiator.

### Kitchen Diner 16'1" x 15'1" (max) (4.92m x 4.62m (max))



UPVC window to front. Base and wall units with work surface over. Tiled flooring. Integrated fridge freezer, dishwasher and oven. Gas hob with stainless steel splashback and extractor hood over. Sink with drainer and tap over.



**Conservatory 6'3" x 7'10" (1.91m x 2.39m)**



UPVC construction. Door leading to garden.

**First Floor Landing**



UPVC window to rear. Radiator.

**Bedroom 1 9'7" x 12'11" (2.94m x 3.95m)**



UPVC window to front. Radiator. Carpeted. Fitted wardrobes.

**En-Suite**



UPVC window to front. Wash hand basin. Toilet. Heated towel rail. Shower cubicle.

**Bedroom 2 8'5" x 9'7" (2.59m x 2.94m)**



UPVC window to front. Radiator. Carpeted.

**Bedroom 3 7'4" x 6'7" (2.26m x 2.01m)**



UPVC window to rear. Carpeted. Radiator.

**Bathroom 6'2" x 5'6" (1.90m x 1.70m)**



UPVC window to rear. Wash hand basin. Toilet. Panelled bath. Heated towel rail. Partially tiled walls.

**Outside**



Fully enclosed rear garden with timber fencing. Mainly laid to lawn with a paved patio seating area.

**Garage 19'9" x 9'7" (6.03m x 2.94m)**

Up and over vehicular door. Power and light connected.

**Property Postcode**

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

**Additional Information**

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

**Verified Material Information**

Tenure: Freehold

Council tax band: B

Annual charge: Service charge £170

Property construction: Brick built, timber frame

Electricity supply: Mains

Solar Panels: Yes, but not owned by the house and no costings involved.

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 Variable over Voice and Data. Three is Variable over Voice and Data. O2 is Likely over Voice and Data. Vodafone is Variable 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 - very low. Rivers and the sea - low. 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: B88

### **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**

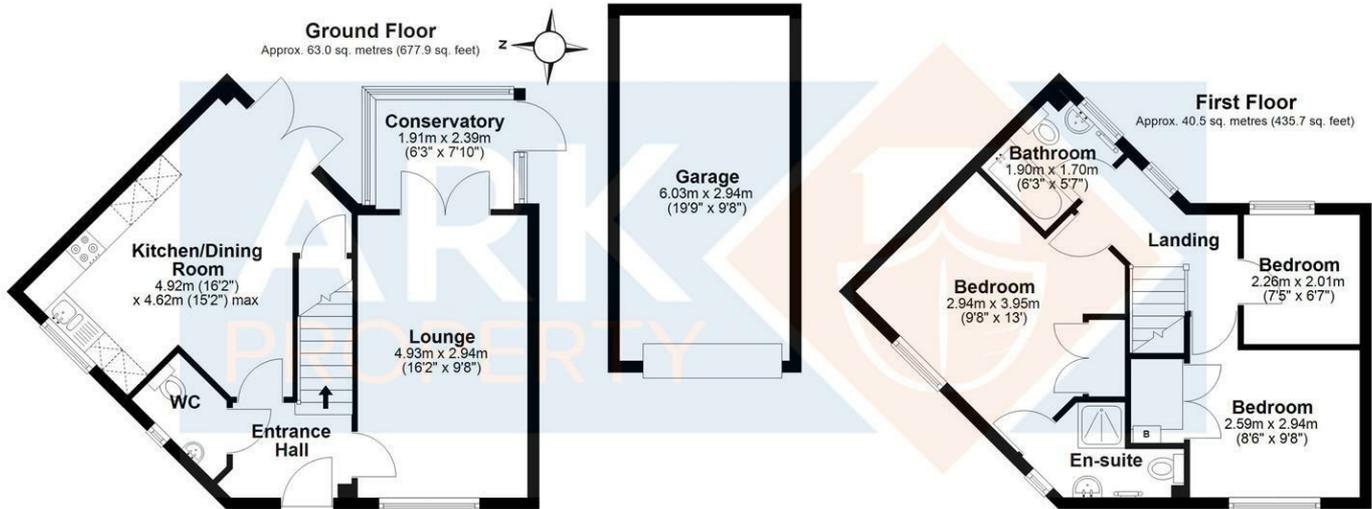
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

### **Disclaimer**

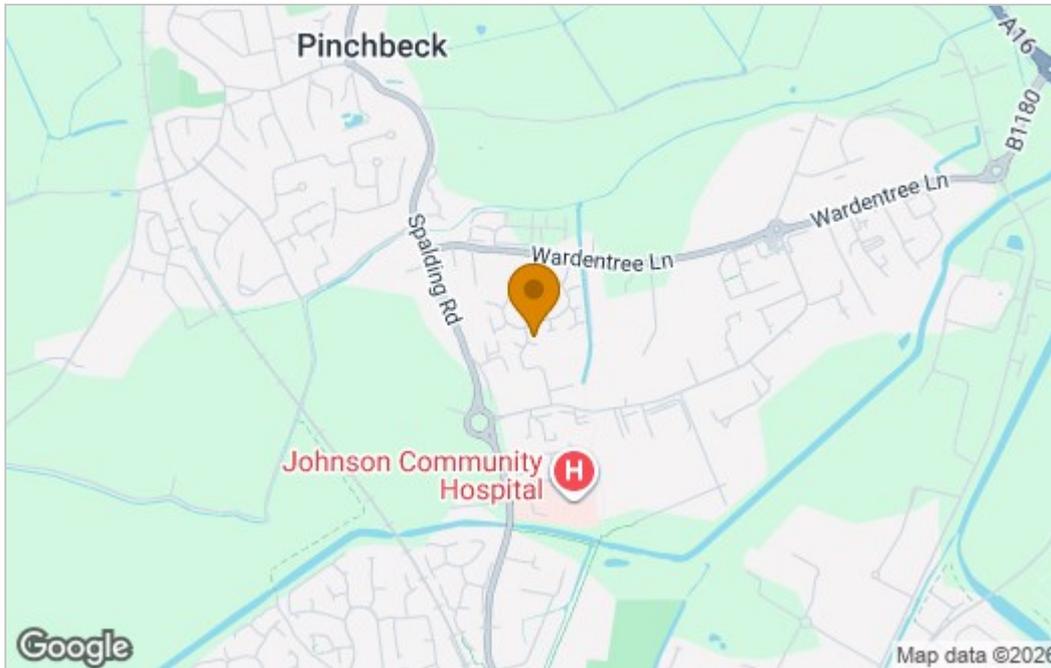
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to 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

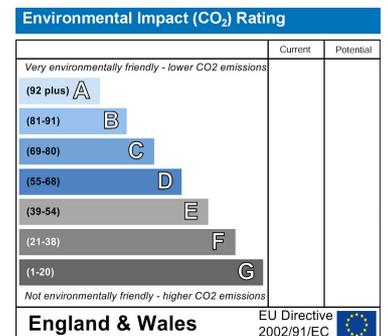
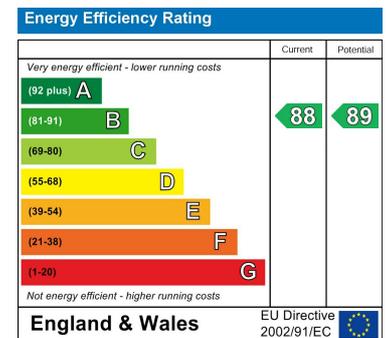


Total area: approx. 103.5 sq. metres (1113.7 sq. feet)

## Area Map



## Energy Efficiency Graph



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