ARK PROPERTY

3 Rainbow Court Spalding Road, Pinchbeck, PE11 3UE

Offers In Excess Of £375,000

- Offered with no onward chain
- Beautifully designed bathrooms
- Contemporary kitchen diner
- Bi Folding doors opening onto patio
- Three generously sized bedrooms
- Spacious en-suite to main bedroom
- Stylish landscaped rear garden
- Luxury four piece bathroom suite
- Peaceful and private cul de sac location
- Presented to an immaculate standard throughout

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6 New Road, Spalding, Lincolnshire PE11 1DQ

Welcome to Rainbow Court, a contemporary bungalow with striking kerb appeal that truly stands out from the rest.
Inside, the sense of space is immediate. There are three generously sized bedrooms, including a main bedroom with a large en-suite, alongside a luxurious four-piece family bathroom finished to an exceptional standard.
The heart of the home is the modern kitchen/diner, designed for both everyday living and entertaining. With bi-folding doors opening onto the landscaped garden, it perfectly blends indoor and outdoor living. Elegant throughout and ready to move straight into, this bungalow is offered with no onward chain. So why wait? – come and find your pot of gold at Rainbow Court

Entrance Hall 24'7" x 9'10" (7.51m x 3.00m)

UPVC door to front. Spot lights. Carpeted with entrance mat well. Airing cupboard housing hot water cylinder. Under floor heating.

Lounge 12'4" x 11'3" (3.78m x 3.44m)

UPVC window to front. Carpeted. Under floor heating.

Kitchen/Dining Room 20'1" x 13'10" (6.13m x 4.22m)

UPVC window to side. Bi-fold doors leading to the garden. Wood effect flooring. Matching wall and base units. Integrated fridge freezer. Built in eye level oven and grill. Bosch induction electric hob with extractor over. Integrated dishwasher. Stainless steel sink drainer with mixer tap over. Built in wine rack.

Utility Room 5'10" x 11'3" (1.80m x 3.44m)

UPVC door to rear. Spot lighting. Matching wall and base units. Sink unit with mixer tap over. Space and plumbing for washing machine. Space for tumble dryer. Extractor fan. Under floor heating.

Bedroom 1 22'10" x 13'11" (6.96m x 4.25m)

UPVC window to rear. Carpeted. Under floor heating. Two built in wardrobes.

En-suite 6'10" x 8'8" (2.09m x 2.65m)

UPVC window to side. Spot lighting. Under floor heating. Walk in shower with rainwater head and separate shower attachment. Toilet. Wash hand basin set in vanity unit. Heated towel rail. Tiled flooring. Fully tiled walls. Shaver point. Extractor fan.

Bedroom 2 11'8" x 11'4" (3.56m x 3.46m)

UPVC window to front. Spot lighting. Carpeted. Under floor heating.

Bedroom 3 11'3" x 7'9" (3.43m x 2.38m)

UPVC window to front. Carpeted. Under floor heating.

Bathroom 13'4" x 7'3" (4.08m x 2.22m)

UPVC window to rear. Spot lighting. Under floor heating. Panelled bath with mixer tap and separate shower attachment. Walk in shower with rainwater head and separate shower attachment. Toilet and wash hand basin set in vanity unit. Heated towel rail. Tiled flooring. Partially tiled walls. Shaver point. Extractor fan.

Outside

To the front of the property is a block paved driveway leading to the single garage. Pathway leading to the front door.
The rear garden is enclosed by timber fencing. Lawn area with gravel edging and raised borders. Extended patio area. Pergola seating area. Outside lighting

Garage 18'0" x 10'0" (5.50m x 3.06m)

Vehicular door to front. Pedestrian door to side. 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 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.
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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 - 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: B85

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 referal fee for any recommended client service used.

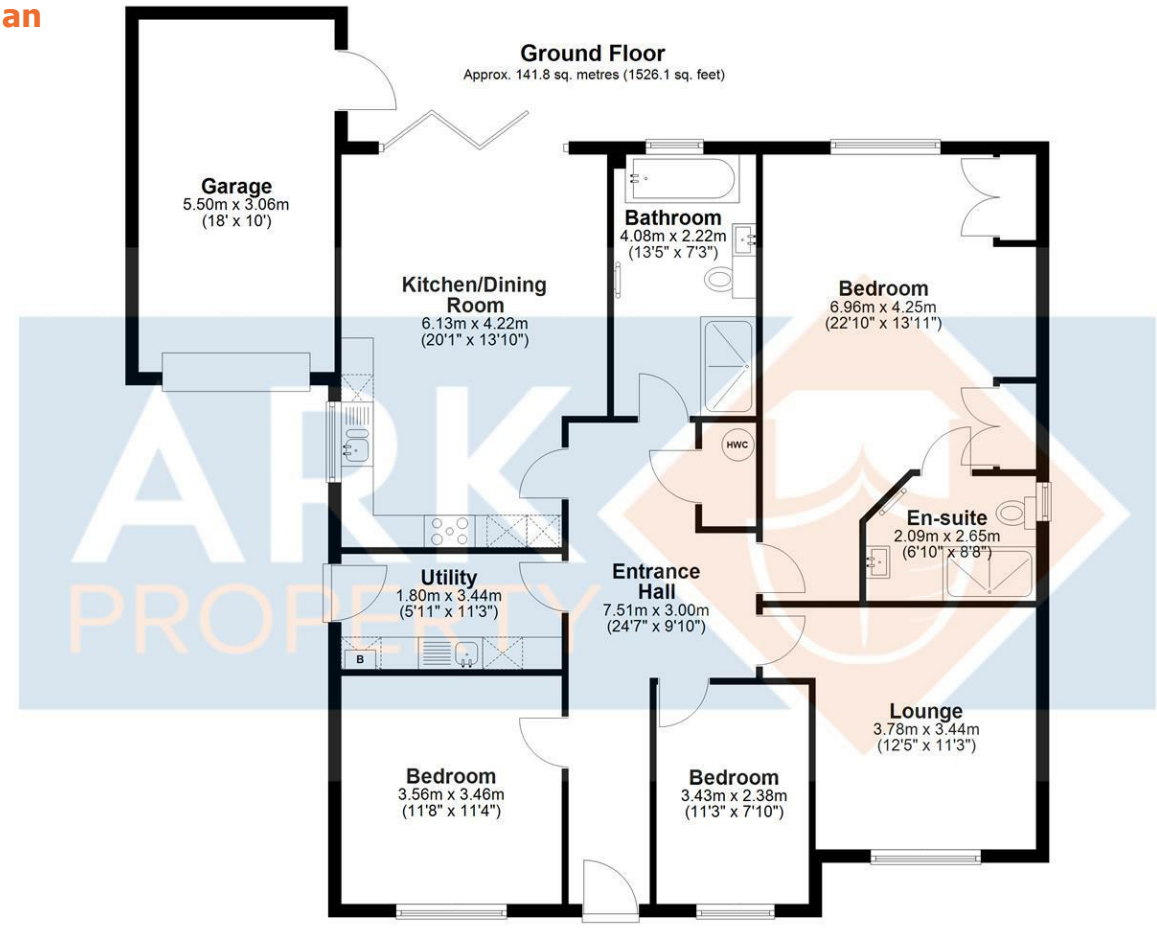
Disclaimer

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.

Additional Information

Probate has been applied for.

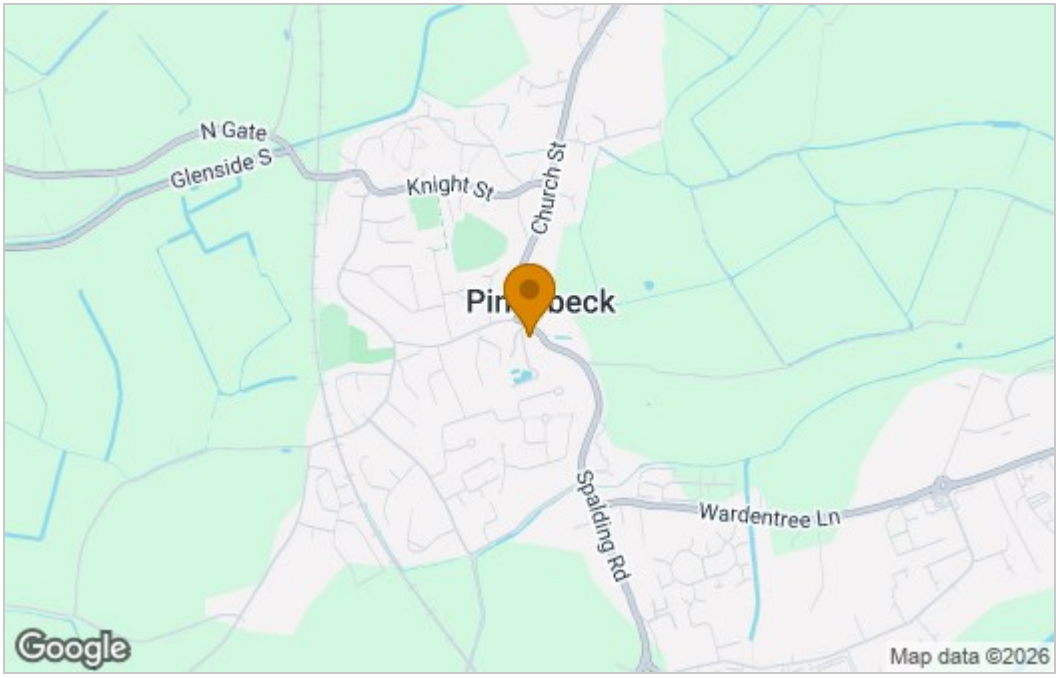
Floor Plan



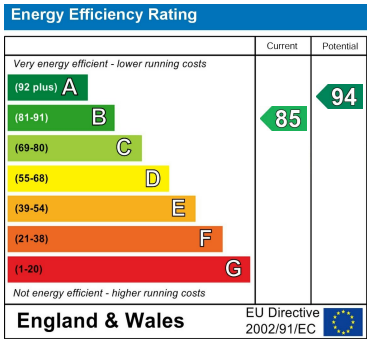
Total area: approx. 141.8 sq. metres (1526.1 sq. feet)

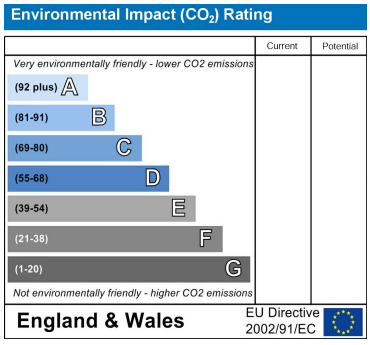
All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract. Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





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