



Holmefield Nurseries Herdgate Lane, Pinchbeck, PE11 3UP

£199,950

- Detached three-bedroom bungalow in a peaceful village-edge location
- Spacious accommodation including lounge, kitchen diner, and conservatory
- Three well-proportioned bedrooms plus family bathroom and separate WC
- Generous plot with ample off-road parking and a single garage
- Ideal for those seeking a quiet, semi-rural lifestyle
- Located on the outskirts of Pinchbeck with good access to local amenities

Charming Three-Bedroom Detached Bungalow in Peaceful Village Setting.

Located on the outskirts of the sought-after village of Pinchbeck, this well-presented detached bungalow offers comfortable and spacious living ideal for those seeking a quieter pace of life. The accommodation includes an entrance hall, generous lounge, kitchen diner, three well-proportioned bedrooms, bathroom, separate WC, and a bright conservatory overlooking the garden.

Outside, the property benefits from ample off-road parking, a single garage, and well-maintained grounds. A fantastic opportunity for buyers looking for a peaceful, semi-rural lifestyle while still being within easy reach of local amenities.

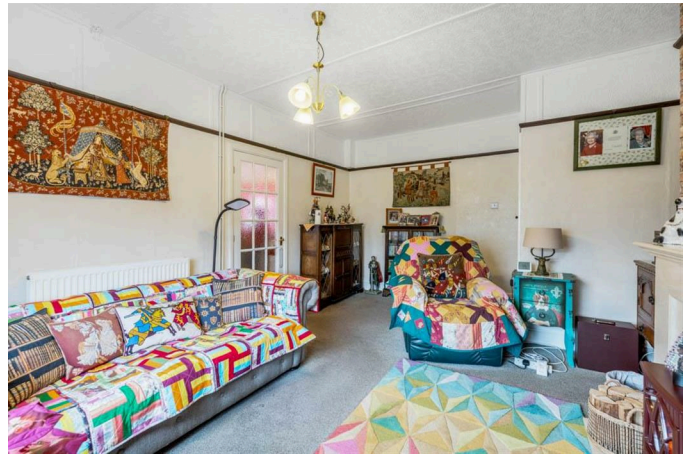
Entrance Hall

Stable door to front, loft access.

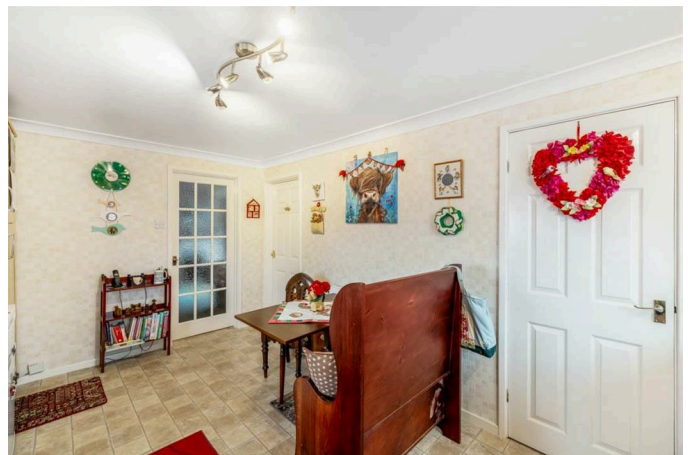
Lounge 13'1" x 15'9" (4.00m x 4.82m)



PVC double glazed window to side, radiator. Chimney breast with feature fireplace.



Kitchen 15'3" x 9'5" (4.65m x 2.88m)



PVC double glazed windows to side and rear, vinyl flooring, radiator. Fitted with a matching range of base and eye level units with roll edge work surfaces and tiled splashbacks, stainless steel sink and drainer with chrome mixer tap over, freestanding cooker, space for fridge freezer,



Bedroom 11'1" x 12'1" (3.40m x 3.69m)



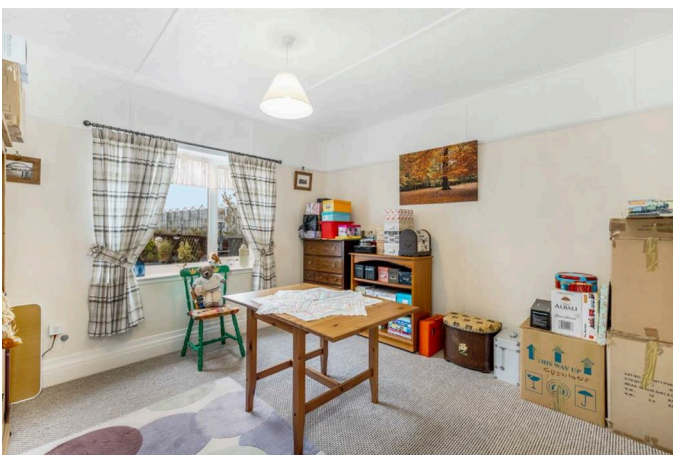
PVC double glazed window to front, radiator.

Bedroom 10'10" x 12'1" (3.32m x 3.69m)



PVC double glazed window to front, radiator.

Bedroom 12'0" x 12'0" (3.68m x 3.68m)



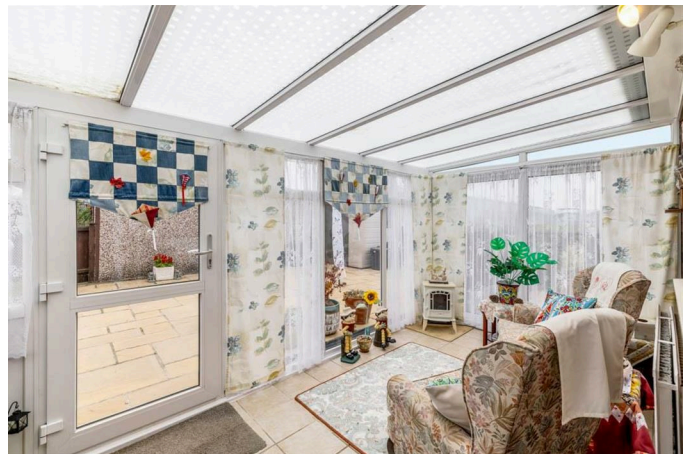
PVC double glazed window to rear, radiator.

Bathroom 5'8" x 6'0" (1.75m x 1.85m)



PVC double glazed window to side, tiled flooring, radiator. Fitted panel bath with shower over and ceramic wash hand basin with chrome mixer tap over set in vanity unit with built in storage.

Conservatory 7'6" x 15'7" (2.30m x 4.77m)



PVC double glazed construction with polycarbonate roof, tiled flooring, radiator.

Cloakroom



PVC double glazed window to side, vinyl flooring, radiator. Fitted close coupled toilet.

Outside



The property can be accessed off Herdgate Lane and enjoys open field views to the front and side. There is a front garden laid to lawn and an enclosed rear hardstanding garden

Garage 10'3" x 16'0" (3.14m x 4.90m)



Property Postcode

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

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: B

Annual charge: No

Property construction: Wooden frame with brick surround

Electricity supply: Octopus Energy

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water on a meter

Sewerage: Septic tank

Heating: Oil 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: Access must be observed for the rear bungalow as described in the property deeds.

Public right of way: Shared costs for septic tank on rear bungalow.

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: Access must be observed for rear property as in property deeds.

Coalfield or mining area: No

Energy Performance rating: D55

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

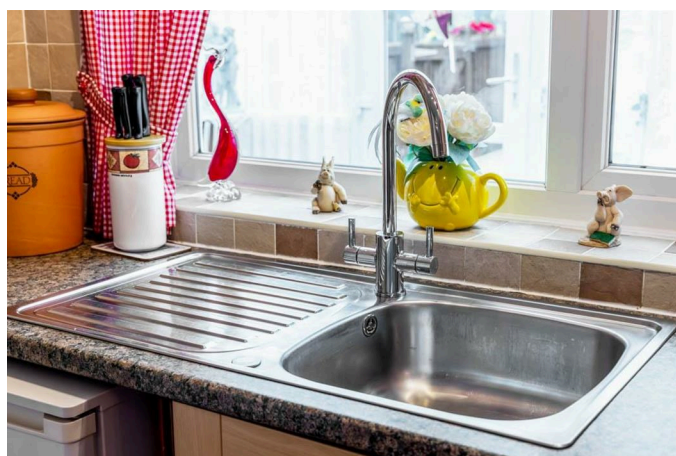
We can also offer full Financial and Solicitor services.

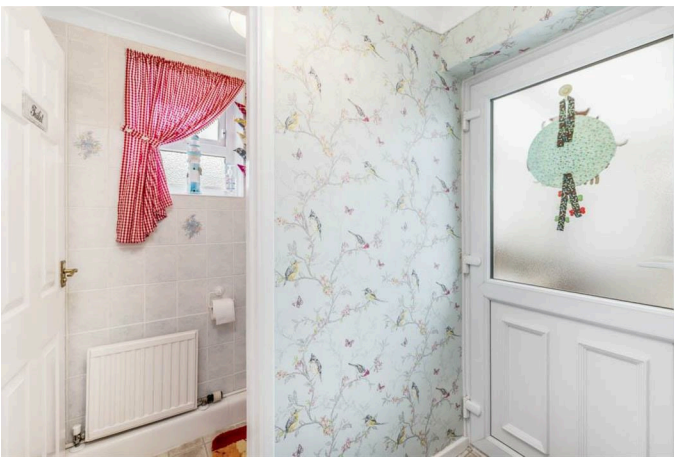
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may

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

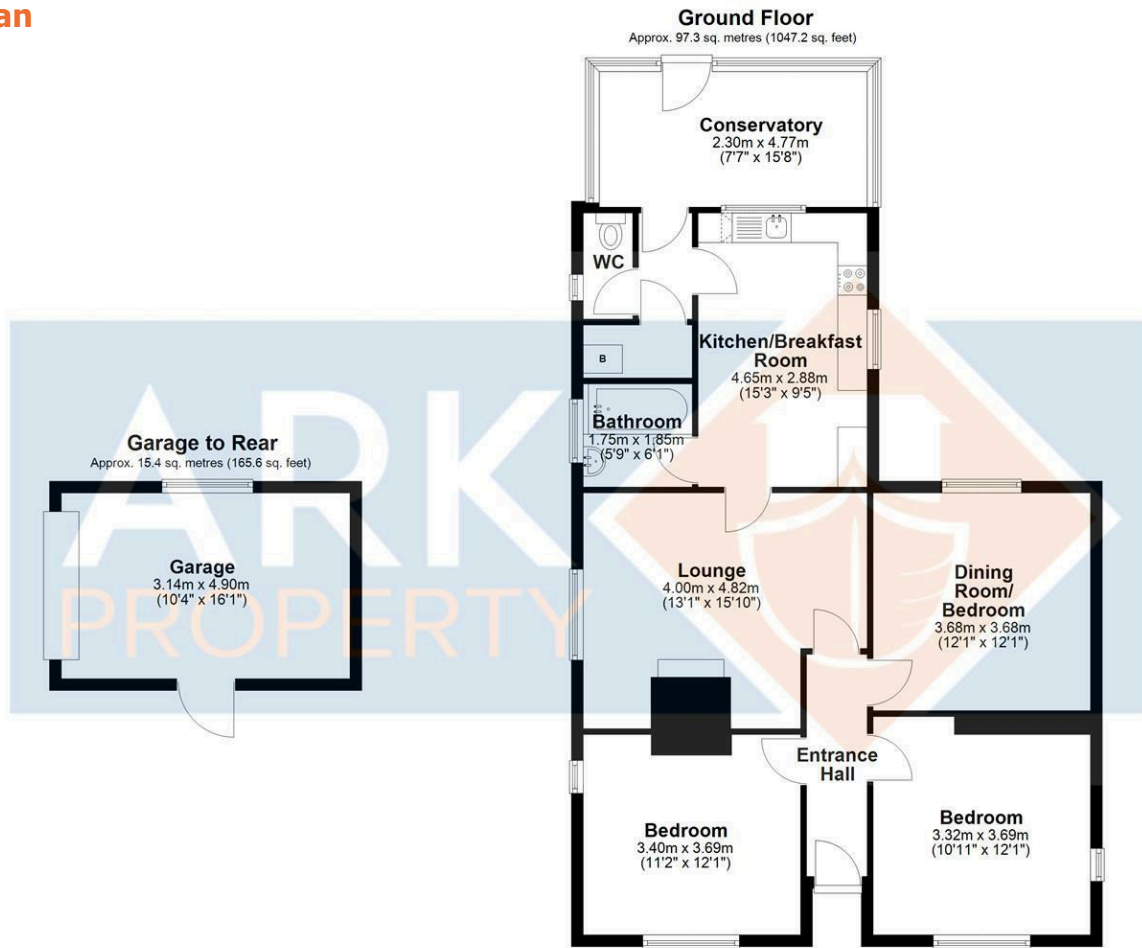
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.







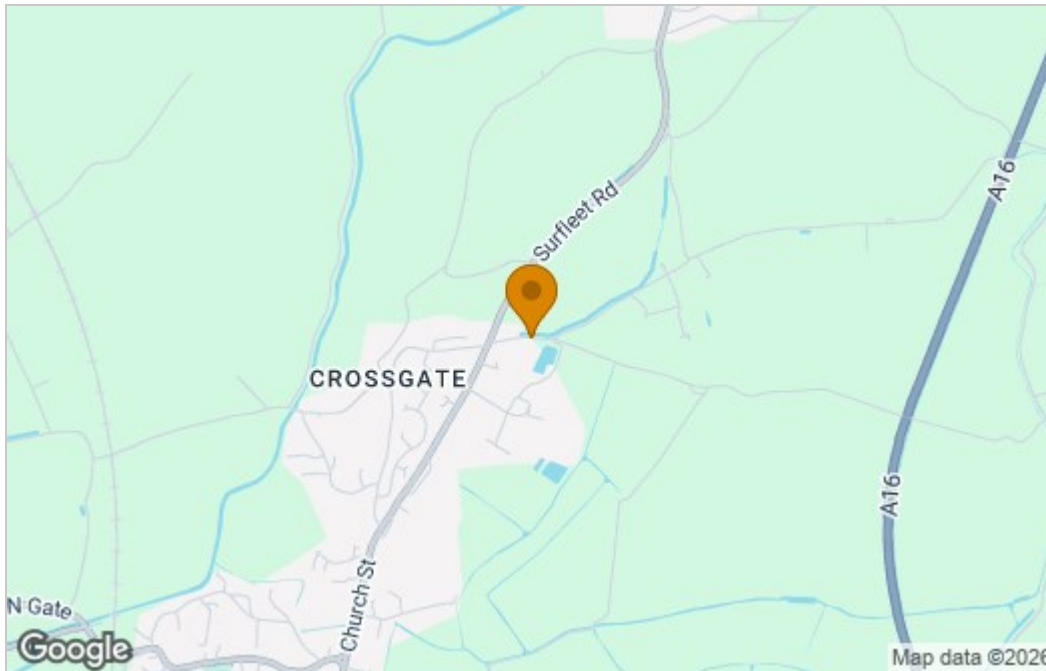
Floor Plan



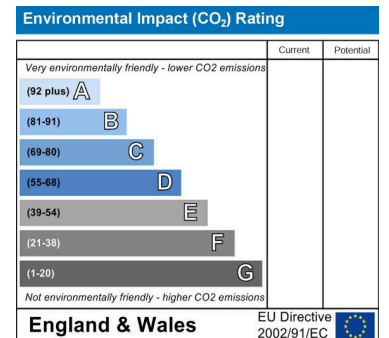
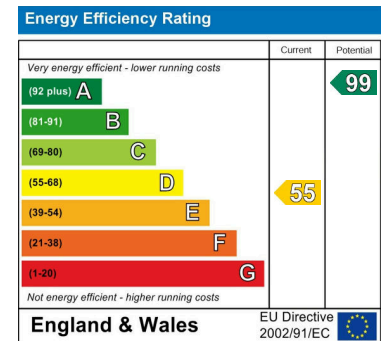
Total area: approx. 112.7 sq. metres (1212.8 sq. feet)

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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6 New Road, Spalding, Lincolnshire, PE11 1DQ
Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

