



## 29 Atherton Gardens, Pinchbeck, PE11 3YJ

**£265,000**

- Well-presented modern three bedroom detached home situated in a popular residential location
- Spacious lounge and a bright kitchen diner, ideal for everyday family living and entertaining
- Welcoming entrance hall with a convenient ground floor WC
- Three bedrooms to the first floor, including a main bedroom with ensuite
- Generous rear garden providing excellent outdoor space for relaxation and family use
- Single garage located to the rear, within the well-regarded village of Pinchbeck offering local amenities and easy access to Spalding

A modern and beautifully presented three bedroom detached home situated on the popular Atherton Gardens in the sought-after village of Pinchbeck. Offered in excellent order throughout, the accommodation comprises an inviting entrance hall, comfortable lounge, spacious kitchen diner ideal for family living and entertaining, and a convenient ground floor WC. To the first floor are three well-proportioned bedrooms, including a main bedroom with ensuite, along with a family bathroom.

Externally, the property benefits from a generous rear garden providing excellent outdoor space, together with a single garage located to the rear. Pinchbeck is a well-regarded village offering a range of local amenities, schooling, shops, and eateries, while also providing easy access to nearby Spalding and surrounding transport links, making it an ideal location for families and commuters alike.

#### Entrance Hall

Composite glazed entrance door, skimmed ceiling, tiled flooring, stairs to first floor landing. Doors to lounge and kitchen diner.

#### Lounge 18'4" x 10'2" (5.61m x 3.12m)



PVC double glazed window to front and bay window to side, skimmed ceiling, radiator.



#### Kitchen Diner 18'4" x 11'8" (5.59m x 3.58m)



PVC double glazed window and French doors, skimmed ceiling with recessed ceiling spotlights, tiled flooring, radiator, doors to built in storage cupboard and WC. Fitted with a matching range of base and eye level units with worktop space and matching upstand. Four ring Bosch gas hob with Bosch stainless steel extractor hood over, stainless steel sink and drainer with chrome mixer tap over, integrated Neff fridge freezer, integrated eye level Bosch oven and grill, integrated Bosch dishwasher, integrated washing machine.

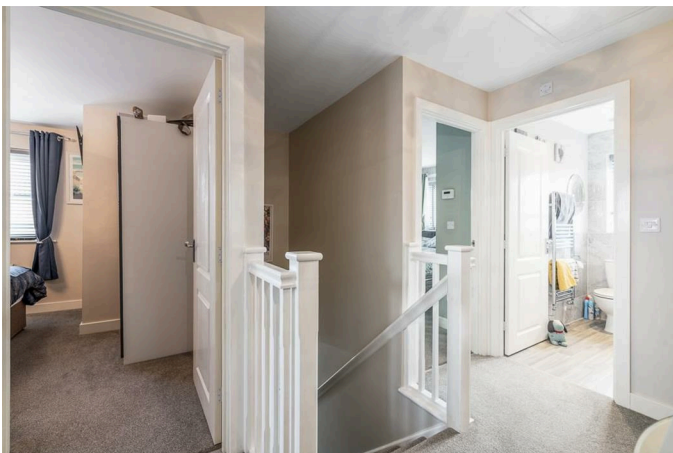


**WC**



Skimmed ceiling, extractor fan, tiled flooring, radiator. Fitted close coupled toilet with push button flush and pedestal wash hand basin with chrome mixer tap over.

**Landing**



Skimmed ceiling with loft hatch, radiator, built in airing cupboard. Doors to bedrooms and bathroom.

**Bedroom One 11'6" x 10'4" (3.53m x 3.15m)**



PVC double glazed windows to front and side, skimmed ceiling, built in wardrobes, door to ensuite.



**Ensuite**



PVC double glazed window to the front, skimmed ceiling with recessed spotlights, extractor fan,

chrome heated towel rail, tiled flooring and half height wall tiling, shaver point. Fitted shower pod with glass door and mains shower, close coupled toilet with push button flush and pedestal wash hand basin with chrome mixer tap over.

### Bedroom Two 11'8" x 10'0" (3.56m x 3.07m)



PVC double glazed window to front, skimmed ceiling, radiator.

### Bedroom Three 8'2" x 8'0" (2.49m x 2.44m)



PVC double glazed window to side, skimmed ceiling, radiator.

### Bathroom 6'5" x 6'7" (1.98m x 2.01m)



PVC double glazed window to side, skimmed ceiling with recessed spotlights, extractor fan, vinyl flooring, chrome heated towel rail, shaver point. Fitted with a three piece suite comprising panel bath with chrome mixer tap and shower attachment over, close coupled toilet with push button flush and pedestal wash hand basin with chrome mixer tap over.



## Outside



There are lawn areas and a gravel off road parking space to the front and side of the property with additional single garage and parking space. The garden is enclosed by timber fence and laid to lawn with planted borders, raised beds, patio seating area and further timber deck. There is outside lighting, cold water tap and storage shed.



## Garage



Single garage with up and over door. Power and light connected.

### Property Postcode

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

### 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.

### 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: C  
 Annual charge: £190 - paid to Preim  
 Property construction: Brick built  
 Electricity supply: Mains  
 Solar Panels: Yes, owned by the property.  
 Other electricity sources: No  
 Water supply: Mains - Anglian Water  
 Sewerage: Mains  
 Heating: Gas central heating  
 Broadband: As stated by Ofcom, <https://checker.ofcom.org.uk/en-gb/broadband-coverage>  
 Mobile coverage: As stated by Ofcom, <https://www.ofcom.org.uk/mobile-coverage-checker>

Parking: Driveway and Single Garage  
 Building safety issues: None  
 Restrictions: None  
 Public right of way: Not known  
 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: N/A  
 Accessibility and adaptations: None  
 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.

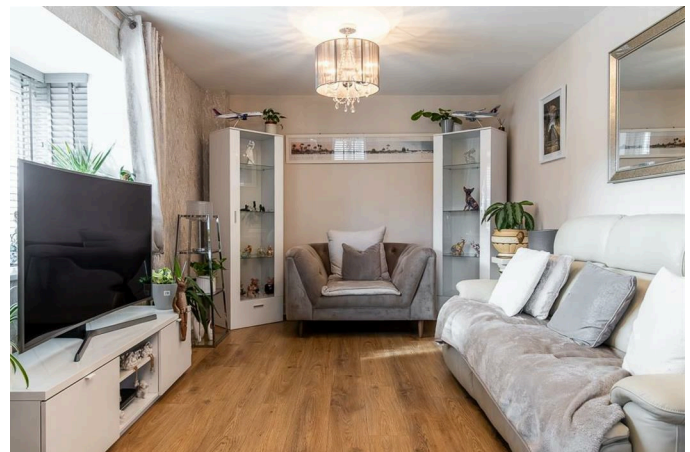
### Referral & Fee Disclosure

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.



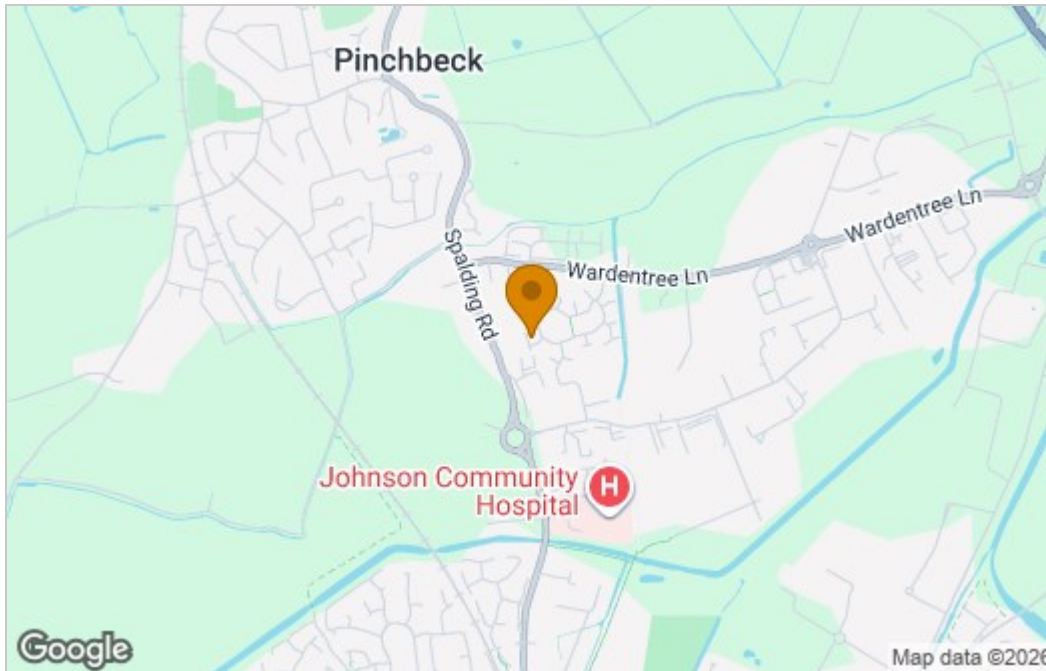


## Floor Plan

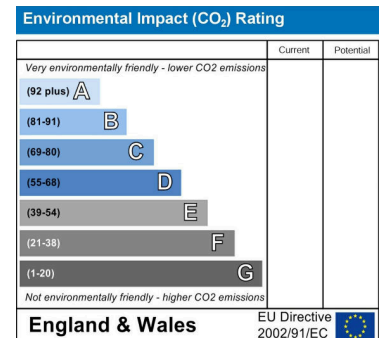
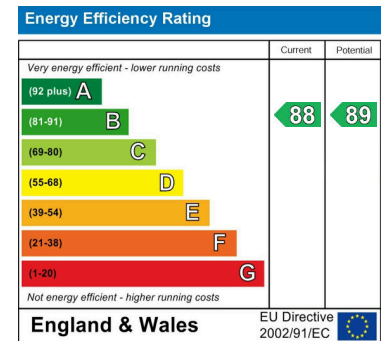


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Area Map



## Energy Efficiency Graph



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