



## 70 Rotten Row, Pinchbeck, PE11 3RH

**£260,000**

- Charming three-bedroom semi-detached period home in the popular village of Pinchbeck
- Full of character with bold décor and rustic features throughout
- Spacious layout including lounge, separate dining room, and well-equipped kitchen with utility
- Three good-sized bedrooms and a modern shower room
- Generous garden, ample parking, and useful outbuildings with great potential
- No onward chain – a fantastic opportunity in a well-connected village location

This charming three-bedroom semi-detached period home in the sought-after village of Pinchbeck offers an abundance of character and space, perfectly positioned within easy reach of local amenities. Showcasing bold décor and a range of rustic fixtures and fittings, the property provides a warm and inviting atmosphere throughout.

The accommodation comprises an entrance hall leading to a spacious lounge and a separate dining room, both ideal for entertaining, alongside a well-appointed kitchen with adjoining utility area. To the first floor, the landing gives access to three bedrooms and a modern shower room.

Externally, the property benefits from ample parking and a generous garden complete with useful outbuildings, offering excellent potential for a variety of uses.

Offered for sale with no onward chain, this unique home presents a fantastic opportunity for buyers seeking a characterful property in a convenient village setting.

### Entrance Hall



Composite entrance door to front. Radiator. Staircase leading to first floor landing. Understairs storage cupboard.

### Lounge 12'5" x 12'1" (3.81m x 3.70m)



Double glazed window to front. Radiator. Fully lined professionally fitted multi fuel burner. Fitted shutter blinds.



### Dining Room 15'3" x 11'0" (4.65m x 3.36m)



Double gazed window to side and rear. Fully lined professionally fitted multi fuel burner and brick wall. Radiator.



**Kitchen 13'4" x 7'6" (4.08m x 2.29m)**



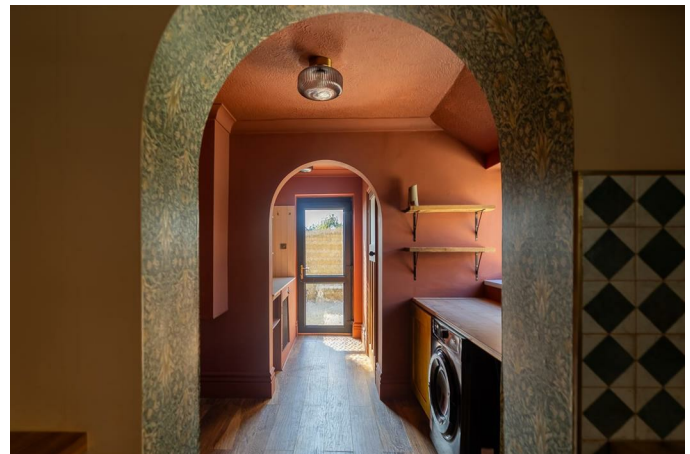
Double glazed window to side. Matching wall and base units with worksurfaces over. Sink with drainer and mixer tap. Electric oven with gas hob and cooker hood over. Space and plumbing for washing machine. Radiator.



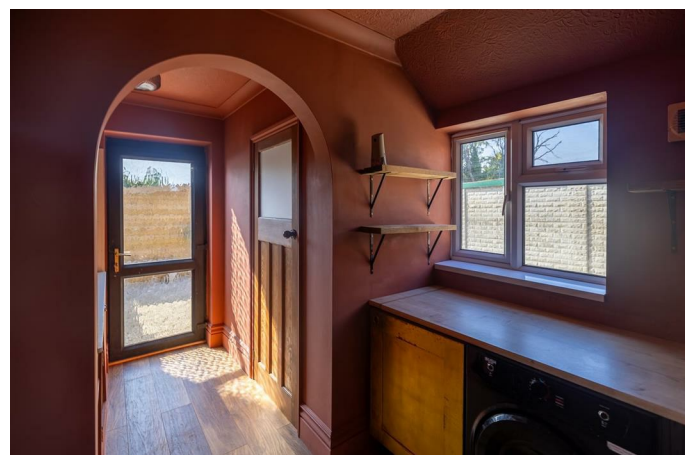
**Utility Room 7'6" x 5'6" (2.29m x 1.70m)**



Double glazed window to side. Fitted units with worksurfaces over.



**Rear Porch**



Double glazed entrance door and window to rear.

### Cloakroom



Double glazed window to side. Toilet. Radiator.

### First Floor Landing



Radiator. Loft access.

### Bedroom 1 12'5" x 12'1" (3.80m x 3.70m)



Double glazed window to front. Fitted shutter blinds. Radiator.



### Bedroom 2 12'4" x 7'10" (3.77m x 2.39m)



Double glazed window to rear. Built in wardrobe. Radiator.

### Bedroom 3 13'4" x 7'6" (4.08m x 2.29m)



Double glazed window to side. Built in wardrobe housing central heating boiler. Radiator.



### Bathroom



Double glazed bay window to side. Three piece suite comprising of shower cubicle with rainfall head and separate shower attachment. Wash hand basin. Toilet. Extractor fan. Shaver point.



### Outside



The front of the property offers off road parking. Side gated access to the rear garden. The rear garden is enclosed by timber fencing. Lawn area. Raised decked area. Patio seating area. Outdoor lighting and power points. Timber shed.



### Log Cabin



Log cabin is less than 1yr old.



### Property Postcode

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

### 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: Brick built  
Electricity supply: Octopus  
Solar Panels: No  
Other electricity sources: No  
Water supply: Anglian Water  
Sewerage: Mains  
Heating: Gas central heating  
Heating features: Fully lined professionally fitted multi fuel burners.  
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 garage/workshop to the rear of the property.

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: D68

### 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



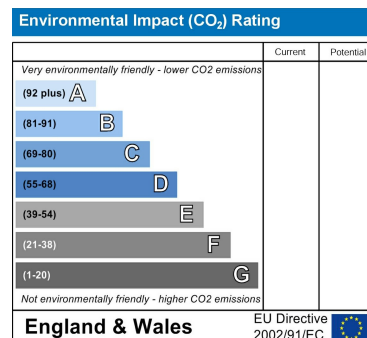
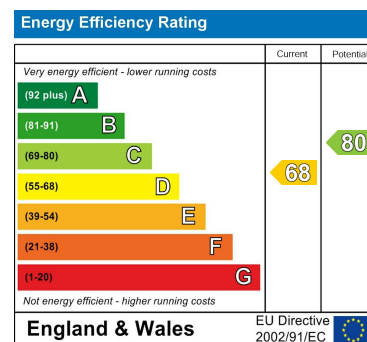
Ground Floor

First Floor

Area Map



Energy Efficiency Graph



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