



## 26 Viceroy Drive, Pinchbeck, PE11 3TS

**£500,000**

- Impressive detached executive residence with up to six bedrooms extending to in excess of 2,300 sq ft, 2,729 including garage offering spacious and versatile accommodation ideal for modern family living
- Stunning open-plan kitchen diner seamlessly connecting to the family room, creating the perfect sociable space for entertaining and everyday life
- Exceptionally flexible ground floor layout featuring a separate lounge, dedicated office, playroom and additional ground floor bedroom
- Four well-proportioned double bedrooms to the first floor, including a superb principal bedroom complete with its own ensuite and dressing area
- Extensive block paved driveway providing generous off-road parking for multiple vehicles and leading to double garage
- Substantial enclosed rear garden predominantly laid to lawn, complemented by patio seating areas and additional pergola covered seating area for outdoor entertaining and relaxing

Situated on the highly regarded Viceroy Drive in the popular village of Pinchbeck, this impressive detached executive home offers in excess of 2,300 sq ft of versatile and beautifully proportioned accommodation, 2729 including garage, perfectly suited to modern family living.

The property is entered via a welcoming entrance hall with adjoining cloak room, creating a practical and stylish first impression. At the heart of the home is a superb open-plan kitchen diner which flows seamlessly into the family room, providing an ideal space for both everyday living and entertaining. Complementing this are a generous lounge, separate playroom, dedicated office, ground floor WC and an additional ground floor bedroom, offering excellent flexibility for guests, multi-generational living or home working requirements.

To the first floor, the property continues to impress with four well-proportioned double bedrooms and a contemporary family shower room. The principal bedroom benefits from an ensuite and dressing area, creating a luxurious retreat within the home.

Externally, the property enjoys an extensive block paved driveway to the front, providing ample off-road parking and access to the double garage. To the rear is a substantial enclosed garden, predominantly laid to lawn and designed with entertaining in mind, featuring multiple patio seating areas alongside a pergola covered seating area, offering a variety of spaces to relax, dine and enjoy the outdoors throughout the seasons.

Combining generous living space, flexible accommodation and an enviable village location, this outstanding home presents a rare opportunity for families seeking executive-style living in Pinchbeck.

#### Entrance Porch

Solid wood entrance door and windows. Tiled flooring. Recessed spot light. Door to entrance hall.

#### Entrance Hall 7'3" x 20'10" (2.22m x 6.36m)



Coving to ceiling. Laminate flooring. Three radiators. Stairs to first floor landing.



#### Lounge 18'0" x 11'10" (5.51m x 3.61m)



PVC double glazed window to front and side. Coving to skimmed ceiling. Radiator. Open fireplace.



**Cloakroom**

PVC double glazed window. Coving to ceiling. Loft access. Fitted shelving.

**Kitchen/Breakfast 18'0" x 11'10" (5.50m x 3.61m)**

Two PVC double glazed windows to rear. Skimmed ceiling. Recessed spot lights. Vinyl tiled flooring. Two vertical column radiators. French doors to rear. Fitted with a matching base and full height units with contrasting colour island unit. Quartz work surfaces with matching up stand, splash back and window sill. Five ring gas hob with extractor hood over. Integrated twin eye level Neff hide and slide ovens. Inset stainless steel sink with Qooker tap over. Integrated Neff dishwasher. Space for American style fridge/freezer.



**Kitchen Area 8'8" x 9'0" (2.66m x 2.75m)**



**Utility Room**



Skimmed ceiling. Recessed spot lights. Extractor fan. Vinyl tiled flooring. Fitted base and full height units with worktop space. Space and plumbing for washing machine. Inset stainless steel sink with chrome mixer tap over. Wall mounted mains gas central heating boiler.

**Family Room 17'3" x 18'0" (5.28m x 5.51m)**



Double glazed windows to front and PVC double glazed French doors with side windows to rear. Coving to ceiling. Radiator. Wood effect flooring. Cast iron Clearview multi fuel stove set on granite hearth. Door to garage.



**Playroom/Bedroom 10'4" x 11'8" (3.17m x 3.56m)**



Sliding patio doors. Coving to ceiling. Radiator.

**WC 5'9" x 5'0" (1.77m x 1.54m)**



Window to front. Coving to ceiling. Loft access. Laminate flooring Radiator. Toilet. Wash hand basin set in vanity unit with built in storage.

**Study 7'8" x 8'0" (2.36m x 2.46m)**



PVC double glazed window to front. Coving to ceiling. Laminate flooring. Radiator.

**Reception Room/Bedroom 9'10" x 12'10" (3.01m x 3.93m)**



PVC double glazed window to front. Sliding patio doors to rear. Coving to ceiling. Laminate flooring. Radiator.



**First Floor Landing 7'3" x 20'10" (2.21m x 6.36m)**



PVC double glazed windows to side. Coving to ceiling. Loft access. Radiator. Built in airing cupboard with hot water cylinder and shelving. Doors to bedrooms and bathroom.



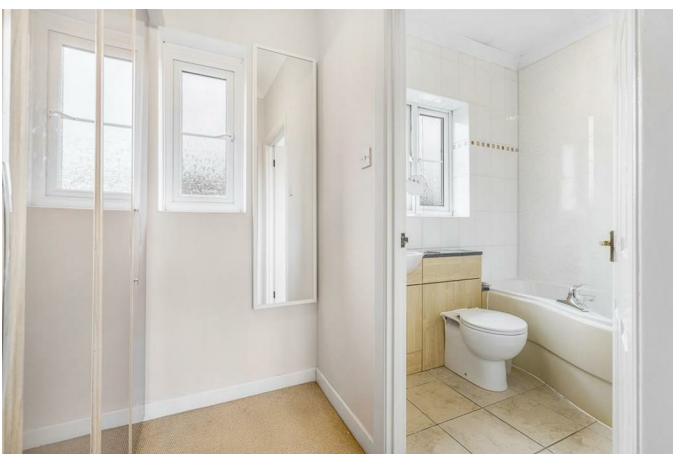
**Bedroom 1 12'2" x 11'10" (3.72m x 3.61m)**



PVC double glazed window to side. Coving to ceiling. Built in wardrobe. Radiator.



**Dressing Room 5'6" x 5'0" (1.70m x 1.53m)**



PVC double glazed window to side. Coving to ceiling.

**En-suite 5'6" x 6'4" (1.68m x 1.94m)**



PVC double glazed window to side. Coving to ceiling. Tiled flooring. Heated towel rail. Fitted panelled bath with chrome mixer tap and thermostatic bar shower. Glass shower screen. Concealed cistern toilet and wash hand basin set in vanity unit with built in storage.

**Bedroom 2 10'5" x 15'10" (3.20m x 4.84m)**



PVC double glazed windows to rear and side. Coving to ceiling. Two radiators.



**Bedroom 3 7'2" x 11'10" (2.20m x 3.63m)**



PVC double glazed window to side. Coving to ceiling. Radiator.

**Bedroom 4 10'6" x 9'2" (3.21m x 2.80m)**



PVC double glazed window to rear. Coving to ceiling. Radiator.

**Shower Room 6'9" x 7'3" (2.06m x 2.21m)**



PVC double glazed window to side. Skimmed ceiling. Recessed spot lights. Extractor fan. Vinyl tiled flooring. Full height wall tiling. Chrome heated towel rail. Fitted with a three piece suite comprising walk in shower enclosure with Aqualisa shower. Close coupled toilet with push button flush. Pedestal wash hand basin set in vanity unit with built in storage.

### Outside



The front of the property has a block paved driveway providing off road parking leading to the double garage. Mature planted borders. Side gated access to the rear. Block paving continuing to the entrance door.

The rear garden is enclosed by timber fencing and mature hedging. Laid to lawn with block paved patio area. Paved dining area. Additional seating area to the rear. There are a range of mature trees, planted borders. Timber storage shed and wood store. Cold water tap. Outside lighting. Power sockets to the rear of the garden.



### Double Garage 17'5" x 18'9" (5.33m x 5.74m)



Twin up and over doors to front. Double glazed door and window to rear. Power and light connected. Wall mounted electric consumer unit.

### Property Postcode

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

### 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: E

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: 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 Double Garage

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: D63

### 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.

### 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.

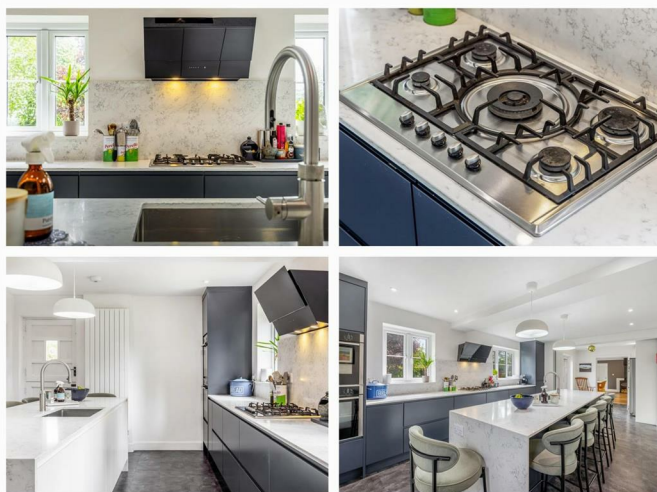
### Disclaimer

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

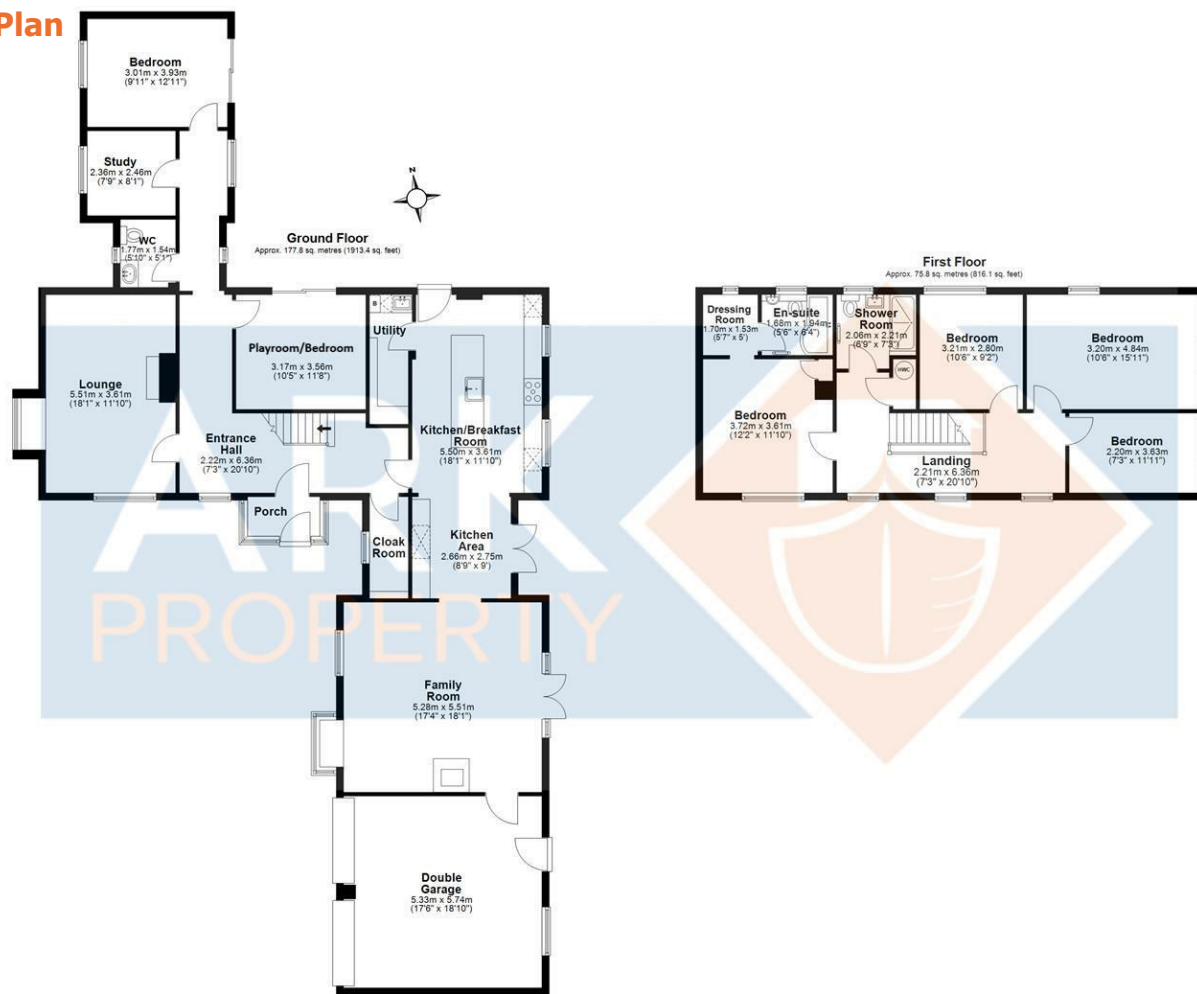
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### Floor Plan



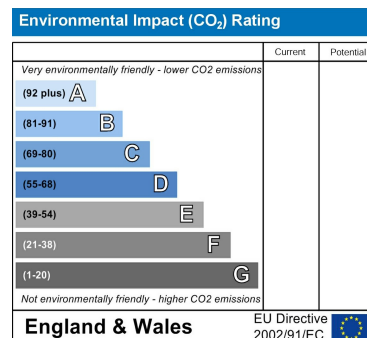
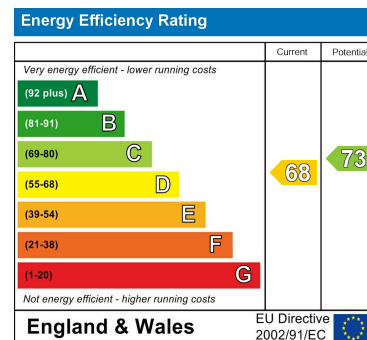
Total area: approx. 253.6 sq. metres (2729.5 sq. feet)

Floor plan created by Mable Black Media  
Plan produced using Planific

### Area Map



### Energy Efficiency Graph



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