ARK PROPERTY

26 Atherton Gardens, Pinchbeck, PE11 3UX

50% Shared Ownership £105,000

- 50% Shared ownership.
- Easy access to local amenities, with Morrisons just a short walk away.
- Spacious three-bedroom semi-detached home.
- Ample off-road parking on the driveway to the side.
- Modern, sizable kitchen diner perfect for family dining.
- En-suite bathroom attached to the main bedroom for added privacy.
- Well-maintained and ready to move in.
- Shed ownership properties in this estate rarely stay on the market for long.
- Ideal for families or professionals seeking a peaceful village lifestyle.
- For future listings, register with ARK today!

www.arkpropertycentre.co.uk
info@arkpropertycentre.co.uk

Tel: 01775 766888
6 New Road, Spalding, Lincolnshire PE11 1DQ

Welcome to Atherton Gardens. This property is a 50% shared ownership home on a popular estate built by renowned local developers, Allison Homes. This design is always a favourite, offering a sociable layout with a spacious lounge and a generously sized kitchen-diner. Upstairs, you'll find three bedrooms, with the main bedroom benefitting from an en-suite, plus a family bathroom. The property is neutrally decorated throughout, with a low-maintenance rear garden and ample parking along the side driveway. This lovely three-bedroom home is well-presented and is sure to sell quickly—don't miss your chance to make it yours!

Entrance Hall

Entrance door to front. Radiator. Stairs to first floor landing.

Lounge 16'10" x 12'8" (5.14m x 3.87m)

Double glazed bay window to the front and side. Radiator.

Cloakroom

Toilet. Wash hand basin. Radiator.

Kitchen 12'4" x 8'6" (3.77m x 2.60m)

Window to rear. Fitted with a matching range of base and eye level units with worksurfaces over. Sink unit with drainer and mixer tap over. Electric oven with gas hob. Integral fridge/freezer. Integral dishwasher.

Dining Room 11'1" x 8'5" (3.38m x 2.57m)

Window to side and patio doors to rear. Radiator.

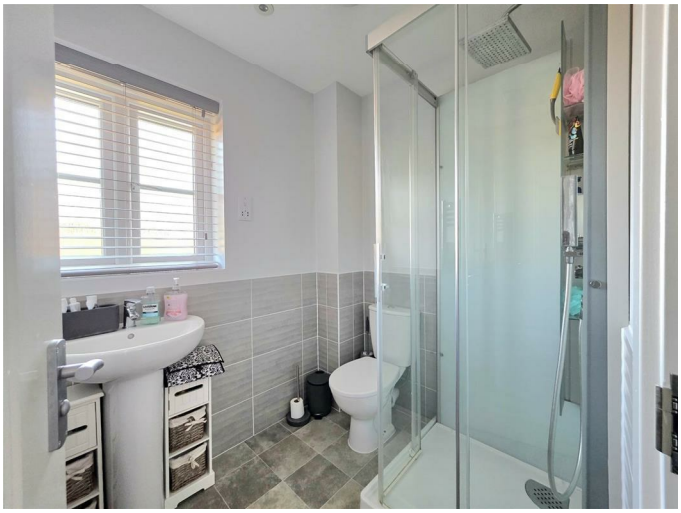
First Floor Landing

Storage cupboard housing central heating boiler. Loft access. Doors to bedrooms and bathroom.

Bedroom 1 10'5" x 12'7" (3.18m x 3.84m)

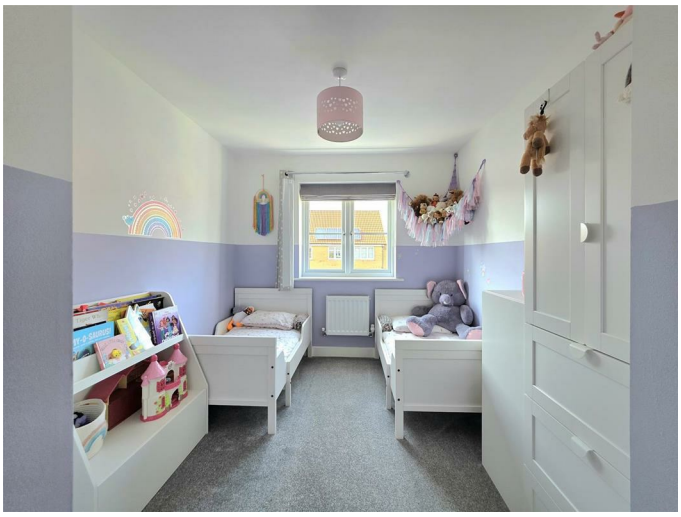
Window to front. Built in wardrobe. Radiator.

En-suite



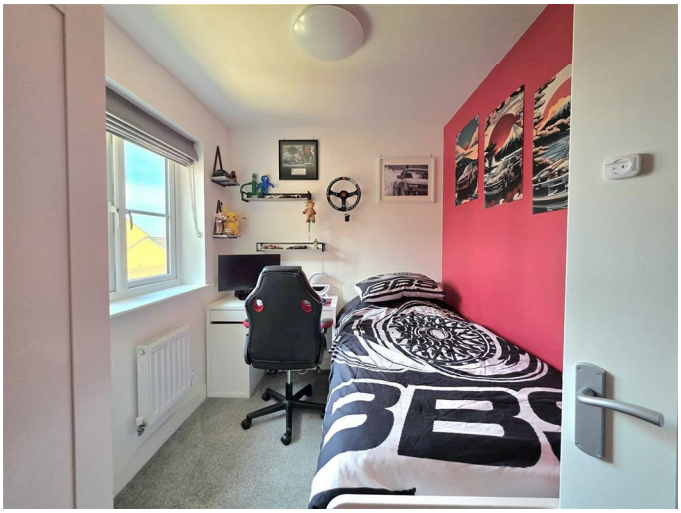
Window to front. Three piece suite comprising of a shower cubicle. Wash hand basin. Toilet. Extractor fan. Shaver point. Heated towel rail.

Bedroom 2 12'2" x 8'5" (3.73m x 2.57m)



Window to rear. Radiator.

Bedroom 3 8'11" x 6'9" (2.74m x 2.06m)



Window to rear. Radiator.

Bathroom

Window to side. Three piece suite comprising of a bath. Wash hand basin. Toilet. Partly tiled walls. Heated towel rail. Extractor fan.

Outside

Allocated parking for two vehicles.
The rear garden is enclosed by timber fencing. Lawn area. Patio area.

Property Postcode

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

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: Leasehold. 50% Shared Ownership
Council tax band: B
Annual charge: £194.28 ground rent paid to Preim Management Company.
Monthly charge: £341.52 rent, £27.48 lease management. £10.52 building insurance. Overall rent total: £379.52 per month. Paid to Heylo Housing
Property construction: Brick built
Electricity supply: British Gas
Solar Panels: Yes, 4 panels owned by the property
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.
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Parking: Driveway
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: 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.

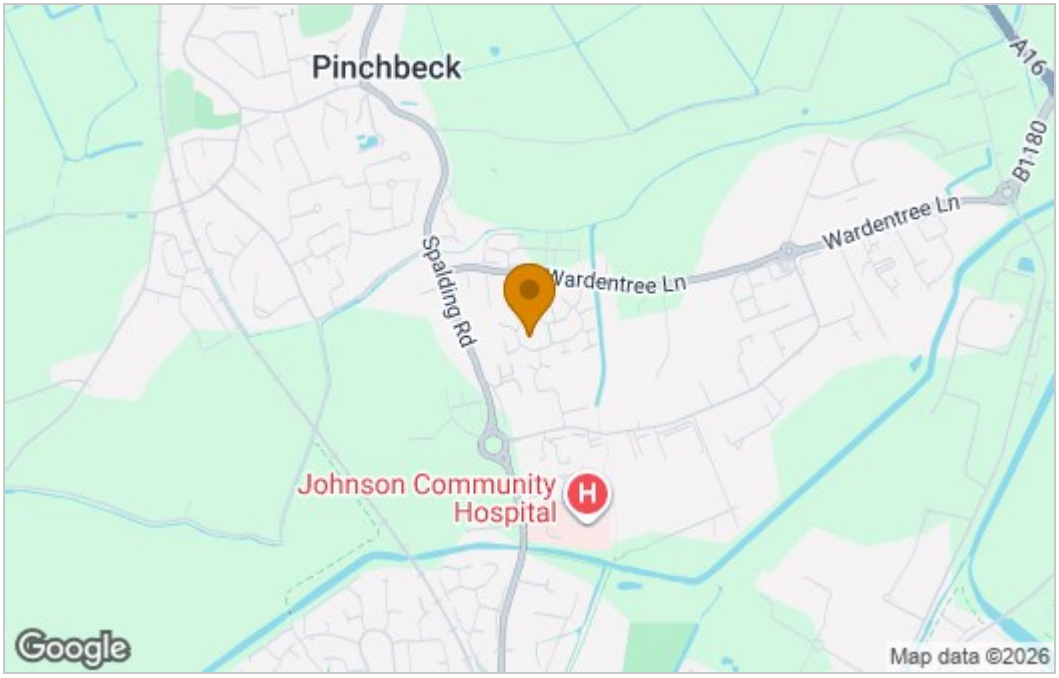
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive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

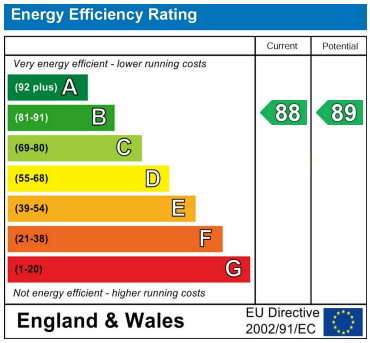
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to 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.

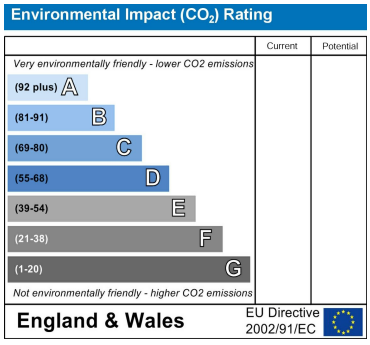
Floor Plan

Area Map



Energy Efficiency Graph





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