



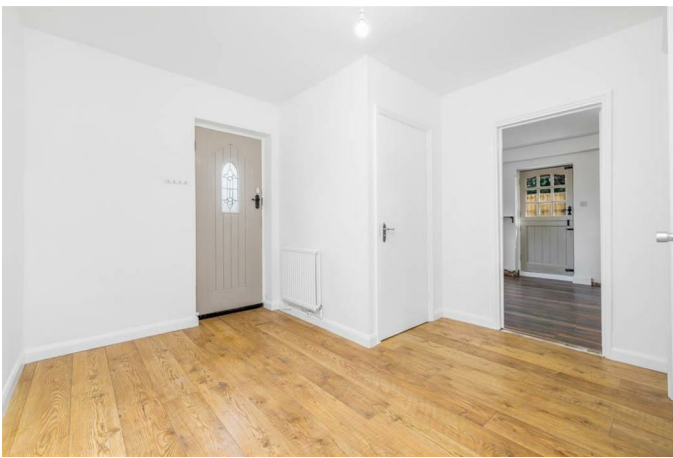
## Chapel Cottage High Street, Bicker, PE20 3DQ

**£320,000**

- Charming three bedroom period property positioned within the heart of the desirable village of Bicker, offering characterful accommodation throughout
- Enjoying picturesque views towards Bicker Old Eau and Saint Swithuns Church, creating an attractive and peaceful village setting
- Well-presented ground floor accommodation comprising a welcoming entrance hall, spacious lounge, generous kitchen diner, utility room, WC and useful large store cupboard
- Three well-proportioned first floor bedrooms accessed from the landing, with bedroom one benefitting from its own ensuite shower room alongside the family bathroom
- Externally offering gravel driveway parking to the front and an enclosed courtyard-style side garden featuring a pergola and decked seating area, ideal for relaxing or entertaining
- Available with no onward chain, making this an excellent opportunity for buyers seeking a straightforward move into a charming village home

A charming three bedroom period property situated within the sought-after village of Bicker, enjoying picturesque views of Bicker Old Eau and Saint Swithuns Church. Offered for sale with no onward chain, the accommodation briefly comprises an entrance hall, WC, large store cupboard, utility room, spacious lounge and kitchen diner to the ground floor. To the first floor are three bedrooms and a family bathroom accessed from the landing, with an ensuite serving bedroom one. Externally, the property benefits from gravel driveway parking to the front and an enclosed courtyard-style side garden featuring a pergola and decked seating area, ideal for outdoor entertaining.

#### Entrance Hall 10'4" x 6'10" (3.16m x 2.10m)



Solid wood entrance door. Skimmed ceiling. Laminate flooring. Radiator. Built in understairs storage cupboard with wall mounted electric consumer unit.

#### Lounge 19'4" x 10'4" (5.91m x 3.16m)



PVC double glazed windows to front and side. Skimmed ceiling. Radiator.



#### Kitchen/Diner 19'4" x 10'6" (5.91m x 3.22m)

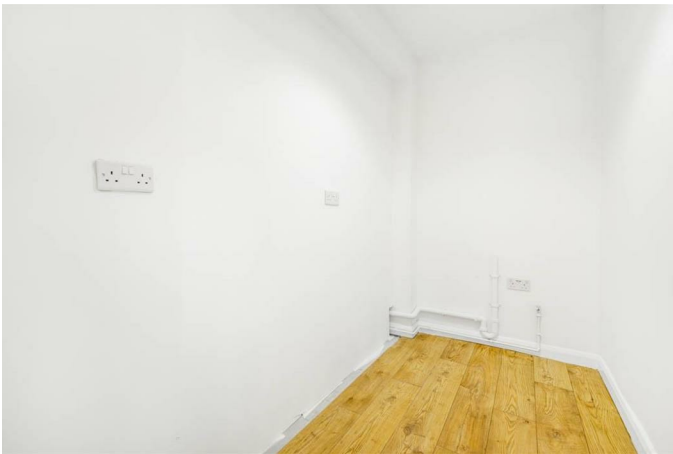


PVC double glazed windows to front and side. Solid wood stable door to side. Skimmed ceiling.

Laminate flooring. Radiator. Wall mounted mains gas central heating boiler. Fitted with a matching range of base and eye level units with roll edge work surfaces and matching upstands. Four ring electric hob with extractor hood over. Electric oven and grill under. Black composite sink with stainless steel mixer tap over. Space and plumbing for dishwasher.



#### Utility Room 8'8" x 4'5" (2.65m x 1.36m)



Skimmed ceiling. Space and plumbing for washing machine.

#### Cloakroom



PVC double glazed window to front. Skimmed ceiling. Laminate flooring. Fitted close coupled toilet with push button flush. Wash hand basin with mixer tap over and fitted shelving.

#### First Floor Landing 5'11" x 9'7" (1.82m x 2.93m)



Skimmed ceiling with Velux style window and loft access. Doors to bedrooms and bathroom.

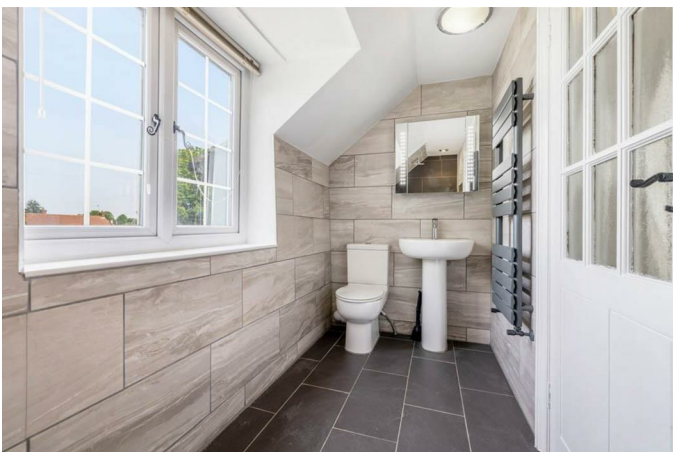
### Bedroom 1



PVC double glazed window to side. Skimmed ceiling. Radiator. Door to en-suite.



### En-suite



PVC double glazed window to front. Skimmed ceiling. Extractor fan. Tiled flooring with underfloor heating. Full height wall tiling with built in storage

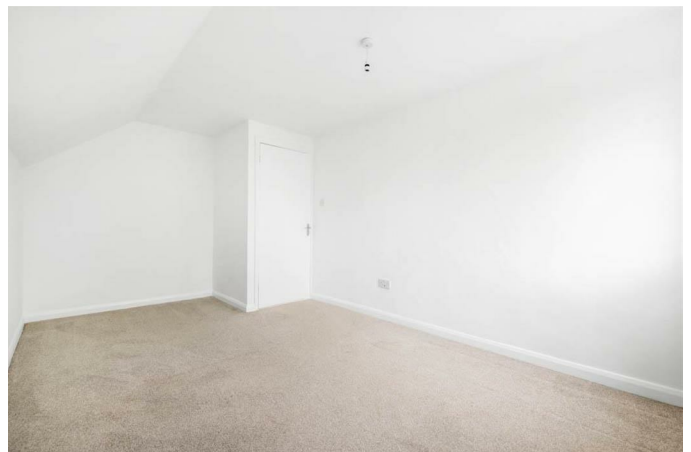
nook. Anthracite heated towel rail. Wall mounted shower controls with rainfall head and hand held attachment. Close couple toilet with push button flush. Pedestal wash hand basin with chrome mixer tap over. Illuminated vanity mirror.



### Bedroom 2



PVC double glazed windows to front and side. Skimmed ceiling. Radiator.



**Bedroom 3**

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

**Bathroom**

PVC double glazed window to front. Skimmed ceiling. Tiled flooring with underfloor heating. Chrome heated towel rail. Fitted with a four piece suite comprising bath with chrome floor mounted bath spout and hand held attachment. Quadrant shower cubicle with glass sliding door and thermostatic bar shower rise. Close couple toilet with push button flush. Pedestal wash hand basin with chrome mixer tap over. Illuminate vanity mirror.

**Outside**

There is a brick wall with pillar and wrought iron railings to the front of the property and an opening with a footpath and gravel driveway providing off road parking and leading to the entrance door.

Side gated access to the courtyard garden which is enclosed by brick wall and timber fencing and hard landscaped to include concrete seating area, further covered pergola deck area. Timber storage shed. Outside power points available.

**Property Postcode**

For location purposes the postcode of this property is: PE20 3DQ

**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: Septic tank  
 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  
 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 Local Council Planning Portal for any planning applications.  
 Accessibility and adaptations: No  
 Coalfield or mining area: No  
 Energy Performance rating: E52

**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**

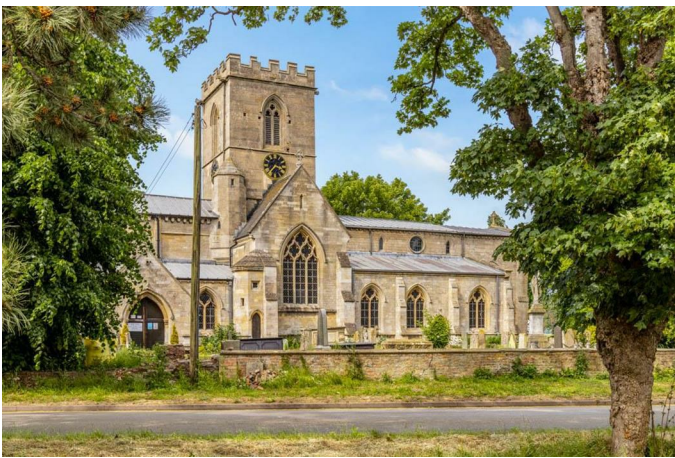
We can also offer full Financial and Solicitor services.

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.

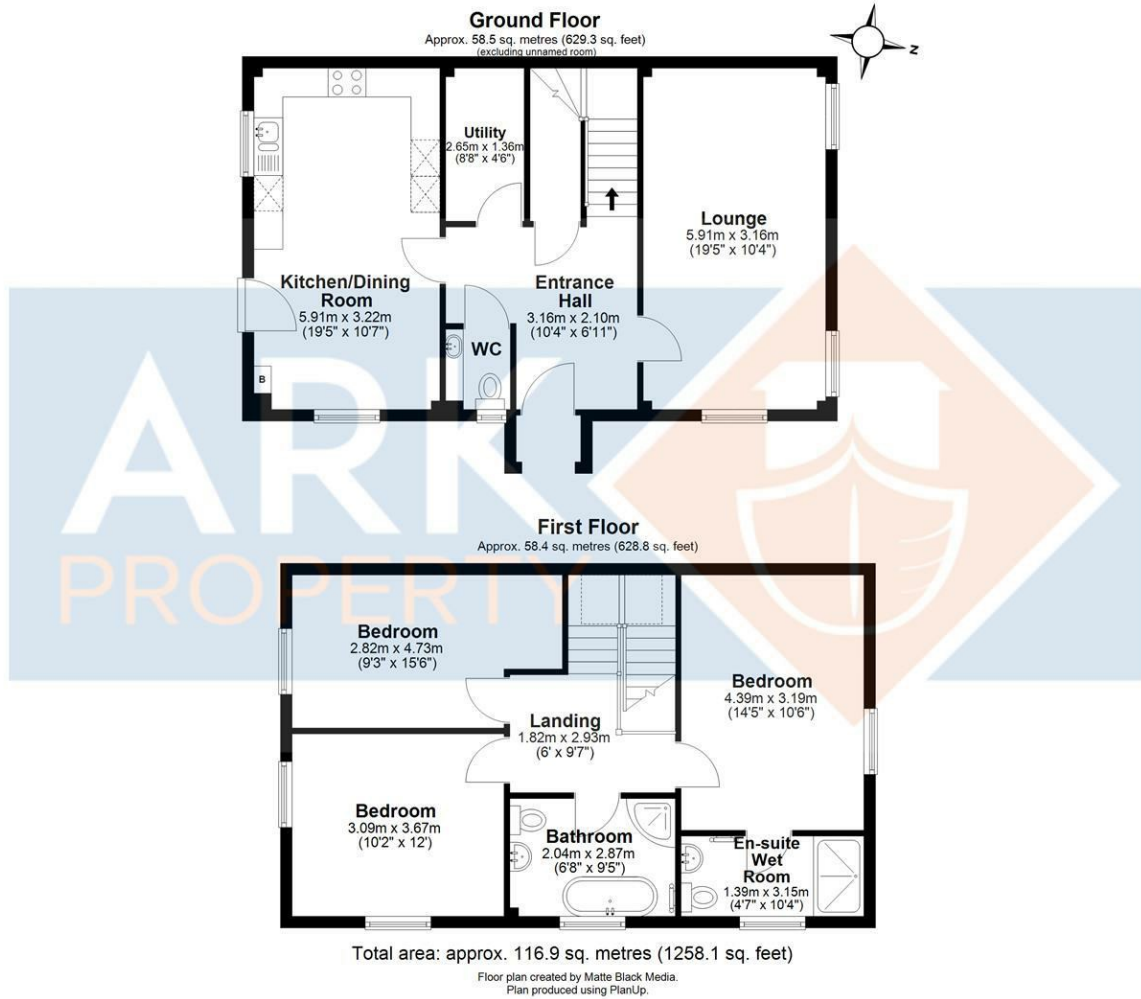
**Disclaimer**

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.

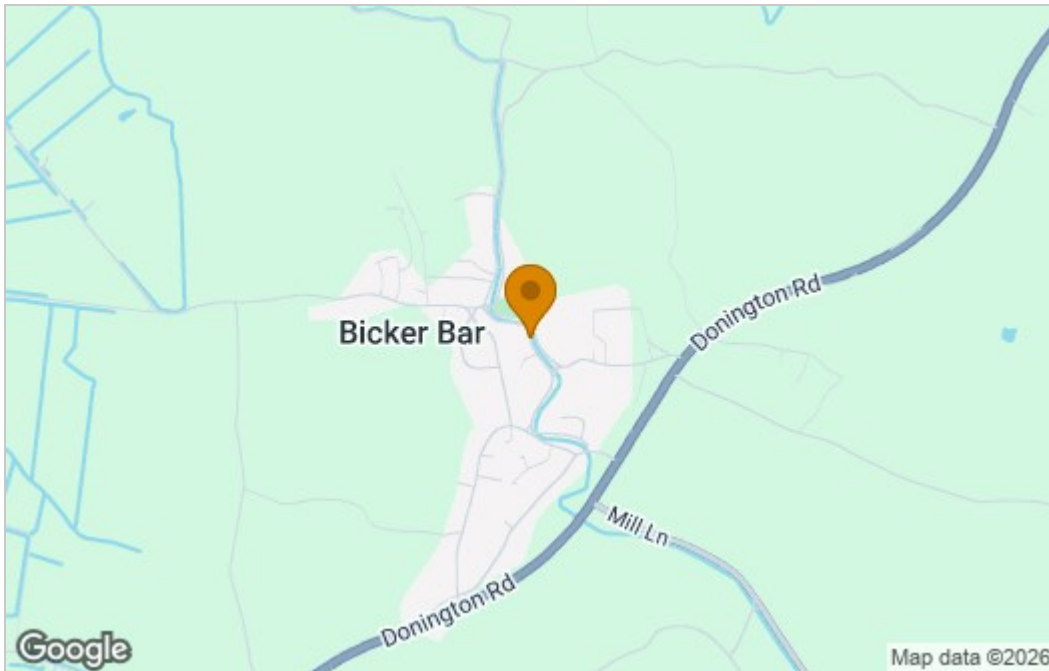




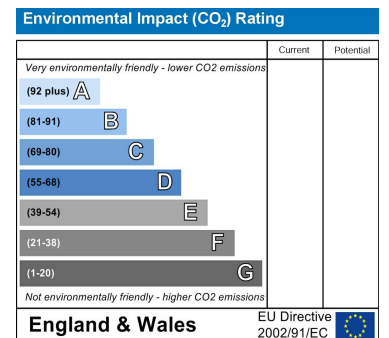
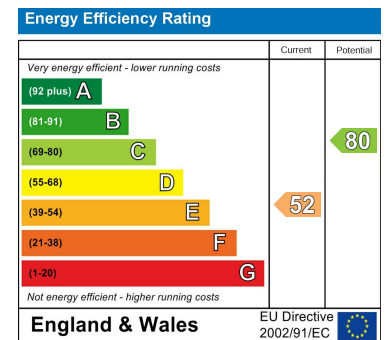
## Floor Plan



## Area Map



## Energy Efficiency Graph



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