



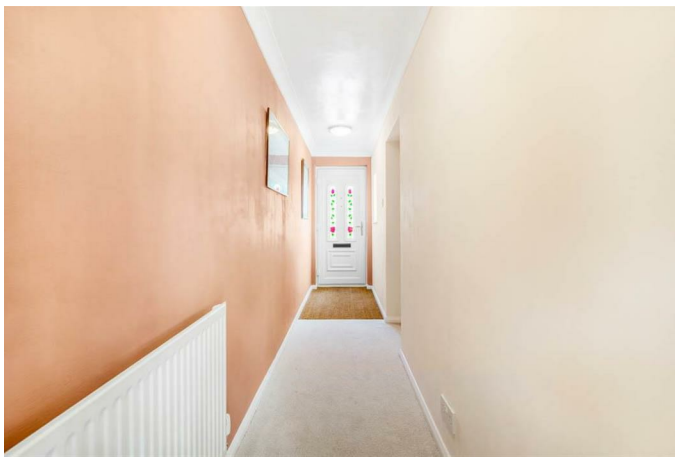
## 28 Pennytoft Lane, Pinchbeck, PE11 3PQ

**£320,000**

- Well-presented detached family home offering three spacious double bedrooms and versatile living accommodation throughout
- Generous lounge featuring a charming multi-fuel stove, creating a warm and inviting living space plus separate dining room
- Fitted kitchen with adjoining utility room providing additional storage and practical workspace
- Bright and airy garden room overlooking the rear garden, ideal for dining, entertaining or relaxing
- Spacious principal bedroom benefitting from a dedicated dressing area, alongside two further double bedrooms
- Attractive landscaped rear garden with ample off-road parking to the front and an oversized garage providing excellent storage or workshop potential

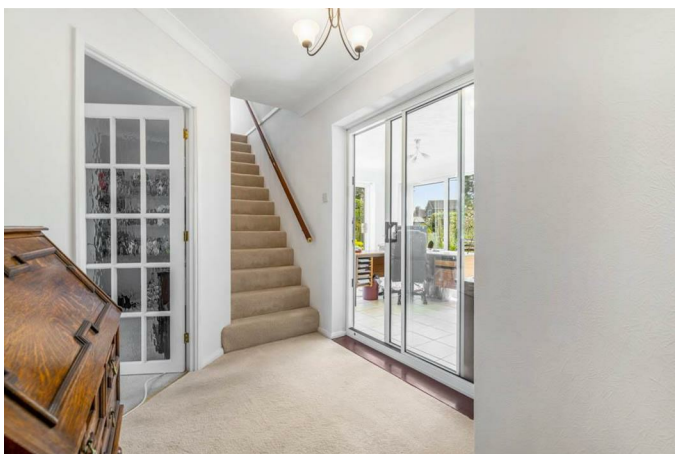
A well-presented three double bedroom detached home situated on the sought-after Pennytoft Lane in Pinchbeck. Offering spacious and versatile accommodation throughout, the property comprises an entrance hall, cosy lounge with multi-fuel stove, dining room, kitchen, utility room and bright garden room to the ground floor. Upstairs are three generous double bedrooms, including a principal bedroom with dressing area, along with a family bathroom. Externally, the property benefits from ample off-road parking, an oversized garage and beautifully landscaped rear gardens, making it an ideal family home.

### Entrance Porch



PVC double glazed entrance door to front. Window to side. Coving to skimmed ceiling. Radiator. Opening to hallway.

### Entrance Hall



Coving to ceiling. Stairs to first floor landing. Radiator. Doors to garden room and lounge.

### Garden Room 8'11" x 12'11" (2.73m x 3.94m)



PVC double glazed windows to rear. Sliding patio door to side. Tiled flooring. Radiator.

### Lounge 10'9" x 17'2" (3.28m x 5.25m)



PVC double glazed window to front. Coving to skimmed ceiling. Radiator. Built in under stairs storage cupboard. Exposed brick fireplace with cast iron stove. Opening to dining room.



**Dining Room 9'11" x 8'10" (3.03m x 2.71m)**



PVC double glazed window to front. Coving to skimmed ceiling. Radiator.

**Kitchen 8'0" x 14'10" (2.45m x 4.53m)**



PVC double glazed window and door to rear. Coving to skimmed ceiling. Laminate flooring. Radiator.

Fitted with a matching range of base and eye level units with worktop space and tiled splash back. Five ring gas hob with electric oven and grill under. Stainless steel extractor hood. Composite sink and drainer with chrome mixer tap. Integrated dishwasher. Integrated fridge. Opening to utility room.



**Utility Room 7'4" x 8'2" (2.26m x 2.50m)**

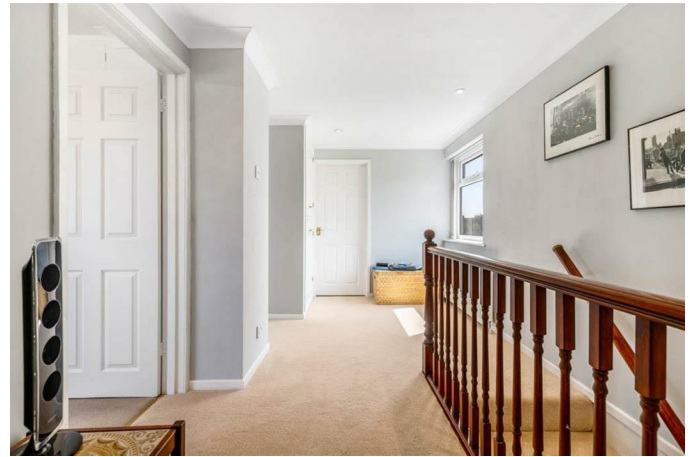


PVC double glazed window to rear. Skimmed ceiling. Laminate flooring. Radiator. Space for fridge/freezer. Space and plumbing for washing machine and tumble dryer. Door to shower room.

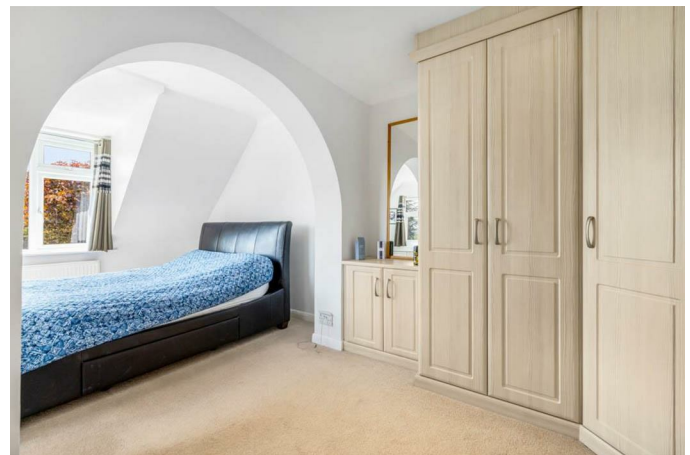
**Shower Room 7'2" x 4'3" (2.20m x 1.32m)**



PVC double glazed window to side. Skimmed ceiling. Recessed spot lighting. Extractor fan. Tiled flooring. Full height wall tiling. Fitted shower cubicle with glass door and electric shower. Close coupled toilet. Pedestal wash hand basin. Radiator. Door to garage.



**Bedroom 1 9'1" x 13'0" (2.77m x 3.98m)**



PVC double glazed window to rear. Skimmed ceiling. Radiator. Fitted with a range of bedroom furniture with wardrobes, cupboards and doors.

**First Floor Landing 8'1" x 14'3" (2.47m x 4.36m)**



PVC double glazed window. Coving to skimmed ceiling. Recessed spot lighting. Loft access (with drop down ladder, the roof space is insulated and boarded out). Built in airing cupboard with slatted shelving and wall mounted mains gas combi central heating boiler. Doors to bedrooms and bathroom.



**Bedroom 2 10'0" x 16'3" (3.05m x 4.97m)**



PVC double glazed window to front. Coving to skimmed ceiling. Radiator. Fitted full height wardrobes with hanging rails.



**Bedroom 3 9'11" x 13'3" (3.04m x 4.05m)**



PVC double glazed window to front. Coving to skimmed ceiling. Radiator.

**Bathroom 8'0" x 6'7" (2.44m x 2.03m)**



PVC double glazed window to rear. Skimmed ceiling. Recessed spot lighting. Radiator. Tiled flooring. Fitted with a three piece suite comprising panelled bath with chrome mixer tap and shower attachment. Close coupled toilet with push button flush. Pedestal wash hand basin.

**Outside**



To the front of the property there is an extensive gravel driveway providing off road parking for multiple vehicles leading to the double garage and entrance door. Borders are stocked with shrubs. Side gated access leading to the rear garden. The rear garden is enclosed by timber fencing. Mainly laid to lawn with well stocked borders and mature trees. There is a patio seating area. Outside light. Cold water tap. Timber storage shed with electricity and lighting.



**Store Area 17'5" x 5'6" (5.31m x 1.68m)**



Paved and gravel area ideal for log storage, bin store or secure parking for motorbike or similar.

**Garage 17'7" x 13'5" (5.38m x 4.09m)**



Electric sectional door to front. Fitted base and eye level units with work surfaces. Power and light connected. Internal tap.

**Property Postcode**

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

**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: D

Annual charge: No

Property construction: Brick built

Electricity supply: Scottish Power

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 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: D64

### 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.

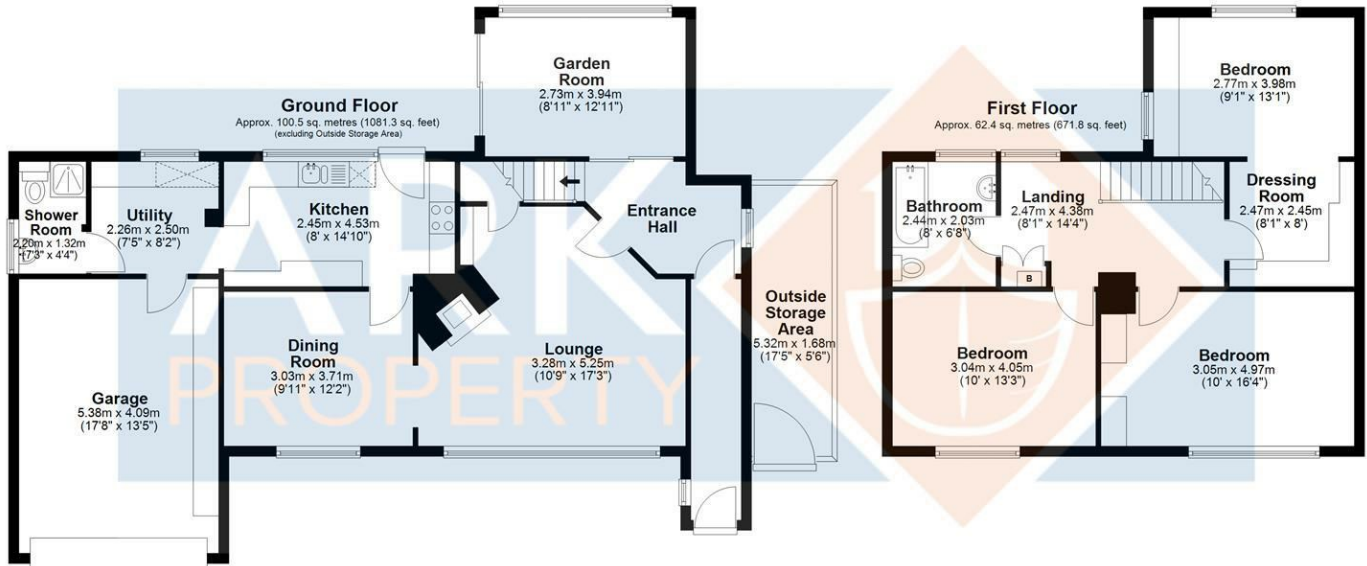
### Disclaimer

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 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.





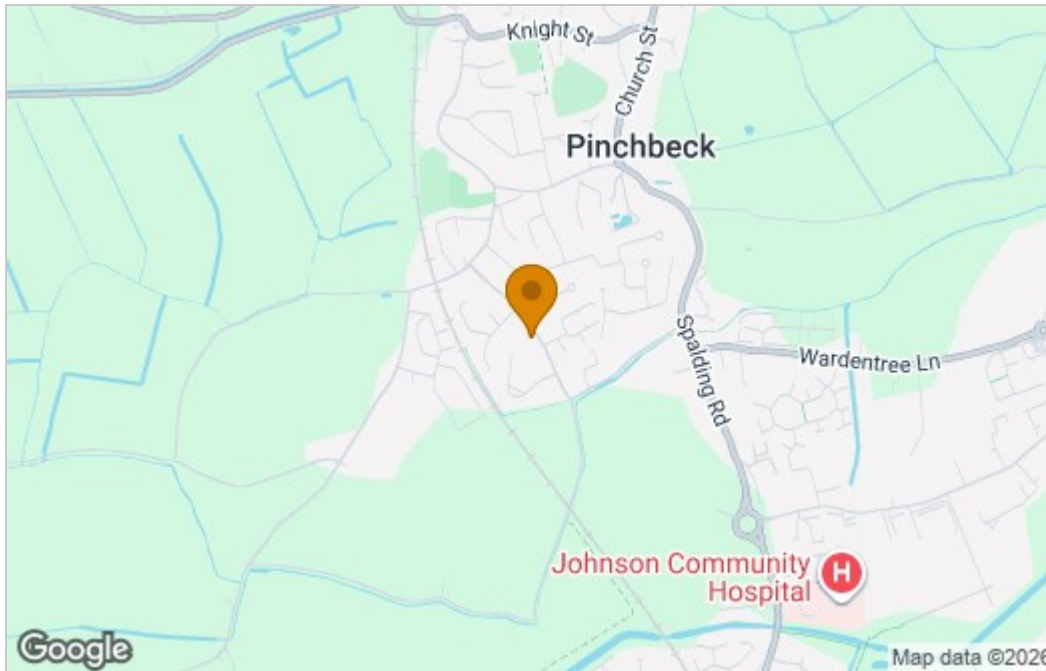
## Floor Plan



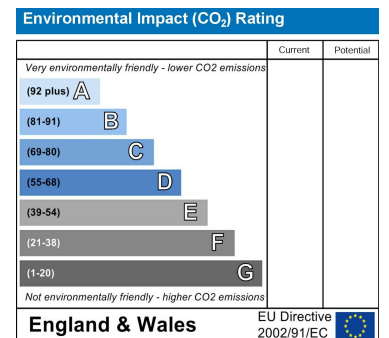
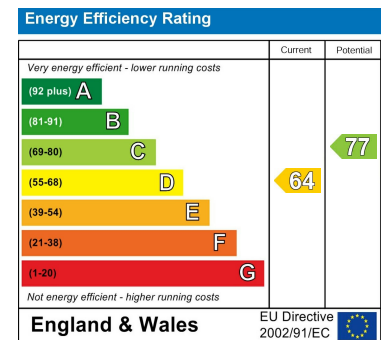
Total area: approx. 162.9 sq. metres (1753.0 sq. feet)

Floor plan created by Mattie Black Media.  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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