ARK PROPERTY

3 Decoy Close, Pinchbeck, PE11 3JS

£240,000

- Well maintained cul de sac location
- Detached bungalow
- Recently renovated throughout
- Garage and off road parking
- Low maintenance rear garden
- Well presented throughout

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Tucked away in a quiet cul-de-sac, welcome to Decoy Close—a delightful bungalow offering warmth and charm from the moment you arrive. With a well-thought-out layout and beautiful natural light throughout, this home is both inviting and practical. The kitchen-diner spans the back of the property, making it ideal for those who love gardening or entertaining. This gem won't be available for long—book your viewing today!

Entrance Hall

UPVC entrance door to side. Radiator. Dado rail. Airing cupboard.

Lounge 14'4" (into bay) x 12'9" (4.38m (into bay) x 3.91m)

UPVC bay window to front. Radiator. Dado rail. Carpeted. Feature fireplace with inset electric fire and marble hearth. Wall lights.

Kitchen 7'10" x 13'1" (2.39m x 4.01m)

UPVC window to rear. UPVC door to rear. Wood effect flooring. Radiator. Matching range of base and eye level units with work tops over. Free standing Range style gas cooker with extractor hood over. Space and plumbing for washing machine. Space for fridge/freezer. Stainless steel sink and drainer with mixer tap over. Tiled splash backs.

Dining Room 7'10" x 10'1" (2.39m x 3.08m)

UPVC sliding patio door to rear. Dado rail. Radiator. Wood effect flooring.

Bedroom 1 9'6" x 10'6" (2.91m x 3.21m)

UPVC window to front. Radiator. Carpeted.

Bedroom 2 8'2" x 10'1" (2.50m x 3.09m)

UPVC window to side. Radiator. Carpeted.

Shower Room 6'4" x 6'5" (1.95m x 1.96m)

UPVC window to side. Corner shower cubicle with chrome shower unit. Wash hand basin and toilet set in vanity unit with built in storage. Partially tiled walls. Vinyl floor. Extractor fan. Radiator.

Garage 18'6" x 8'4" (5.65m x 2.56m)

Up and over vehicular door. Power and light connected. Pedestrian door to side. UPVC window to side.

Outside

Front: Block paved driveway leading to single garage. Lawn area. Side gated access to rear garden.
Rear: Enclosed by timber fencing. Low maintenance garden with gravel. Summer house. Patio area.

Summer House

Property Postcode

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

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: EDF
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 None over Voice and Data. O2 is Likely over Voice and Limited over 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 Single Garage
Building safety issues: No
Restrictions: No
Public right of way: No
Flood risk: Surface water - very low. Rivers and the sea - very low. 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: D57

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

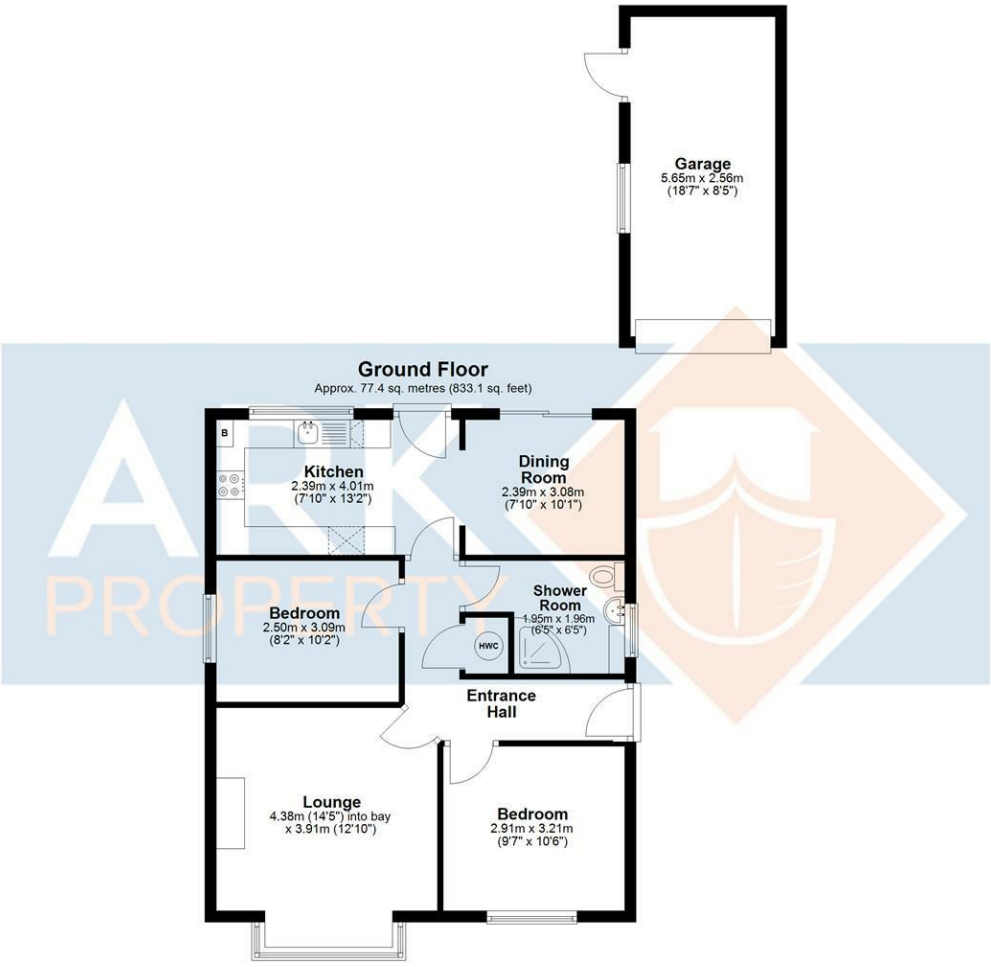
We can also offer full Financial and Solicitor services.

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.

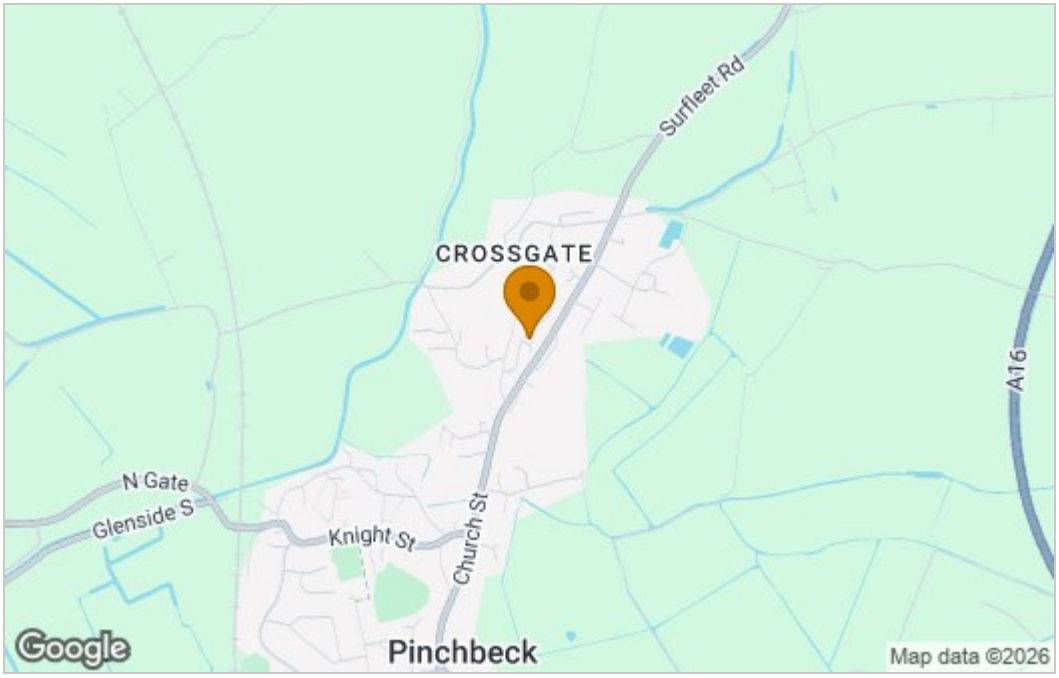
Floor Plan



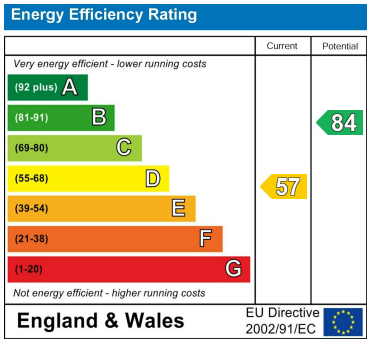
Total area: approx. 77.4 sq. metres (833.1 sq. feet)

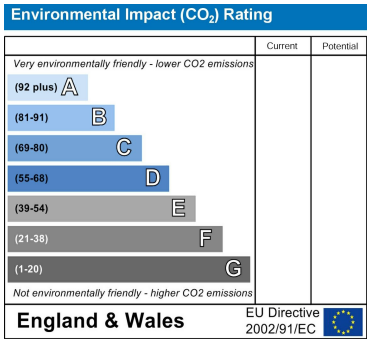
Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





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