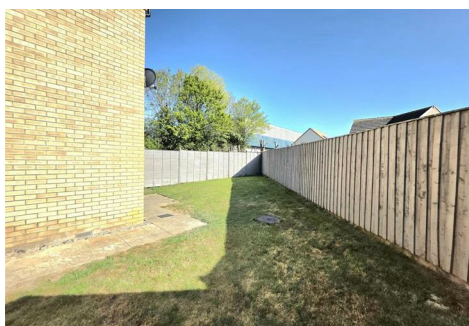




14 Palgrave Way, Pinchbeck, PE11 3YW

£190,000

- Three-bedroom end of terrace home
- Situated in a quiet cul-de-sac off Palgrave Way, Pinchbeck
- Bright rear lounge with access to the garden
- Principal bedroom with ensuite plus family bathroom
- Two off-road parking spaces and larger-than-average side and rear garden
- Shared ownership option also available

A well-presented three-bedroom end of terrace home, situated within a small cul-de-sac just off Palgrave Way in the popular village of Pinchbeck.

The property offers a welcoming entrance hall with built-in storage, a modern kitchen fitted with integrated appliances, and a bright and spacious lounge to the rear with direct access to the garden, along with a convenient ground floor WC.

Upstairs, there are three generously sized bedrooms, including a principal bedroom with ensuite, as well as a contemporary family bathroom.

Externally, the home benefits from two off-road parking spaces and a larger-than-average garden extending to the side and rear, providing excellent outdoor space ideal for relaxing or entertaining.

An ideal opportunity for first-time buyers or those looking to step onto the property ladder.

Shared ownership option also available.

Entrance Hall 6'7" x 10'4" (2.01m x 3.17m)



Part glazed composite door to front. Wood effect flooring. Stairs to first floor landing.

Lounge 15'6" x 14'9" max (4.74m x 4.52m max)



Double glazed doors opening to rear garden. Wood effect flooring. Radiator.



Kitchen 7'10" x 10'3" (2.41m x 3.14m)



PVC window to front. Base and wall units with worksurface over. Integrated oven with gas hob above and stainless steel extractor over. Space for washing machine. Stainless steel sink with drainer. Wood effect flooring. Integrated dishwasher. Integrated fridge freezer.



Cloakroom 3'0" x 5'7" (0.92m x 1.72m)



Skimmed ceiling. Vinyl flooring. Radiator. Extractor fan. Fitted close coupled toilet and wash hand basin.

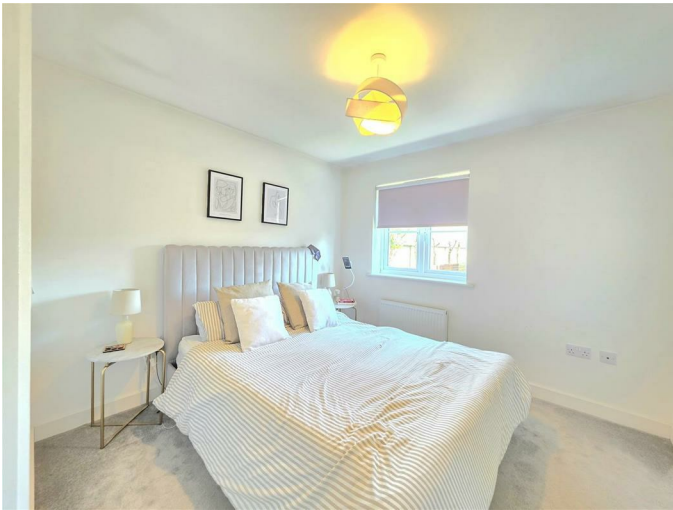
First Floor Landing 9'9" x 7'8" (2.99m x 2.35m)



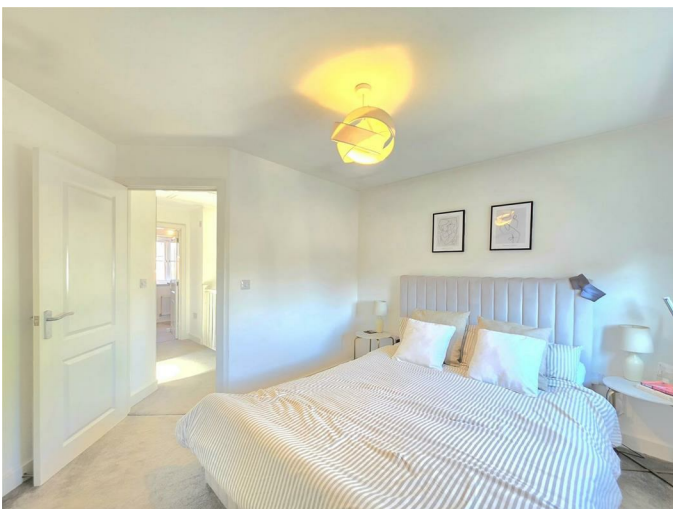
Carpeted. Loft access.



Bedroom 1 9'10" x 11'7". (3.02m x 3.54.)



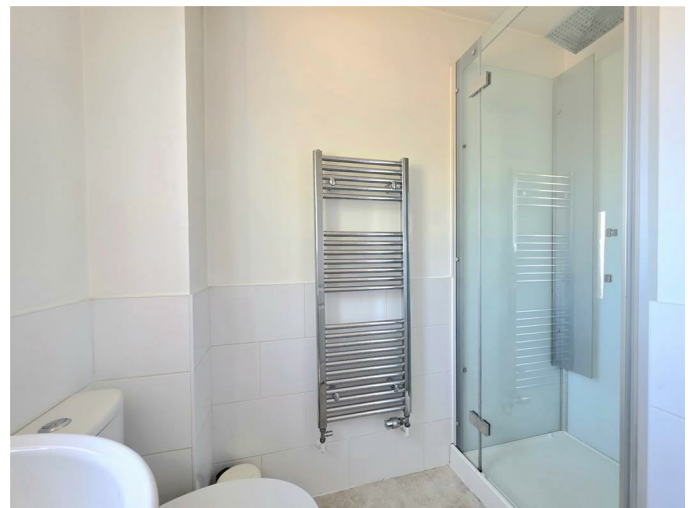
PVC window to rear. Radiator. Fitted wardrobes.



En-suite 4'7" x 7'4" (1.41m x 2.25m)



PVC window to front. Wash hand basin. Toilet. Heated towel rail. Part tiled splashback wall. LVT flooring. Shower cubicle.



Bedroom 2 7'11" x 9'10" (2.42m x 3.00m)



PVC window to front. Carpeted. Radiator.

Bedroom 3 6'8" x 6'7" (2.05m x 2.02m)



PVC window to front. Radiator. Carpeted.

Bathroom 8'1" x 6'3" (2.48m x 1.91m)



PVC window to side. Panelled bath with hand held shower attachment. Wash hand basin. Toilet. Shaver point. Heated towel rail. Part tiled walls. Wood effect flooring.

Outside



Allocated parking spaces to the front.
A fully enclosed rear garden, mainly laid to lawn with paved area ideal for seating and entertaining.



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.

Property Postcode

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

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.

Council tax band: B

Charges: £16.19 per month paid to Preim Ltd for Service charge on the estate.

Property construction: Brick built

Electricity supply: So Energy

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.

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 South Holland District Council Planning Portal for any planning applications.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: B87

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.

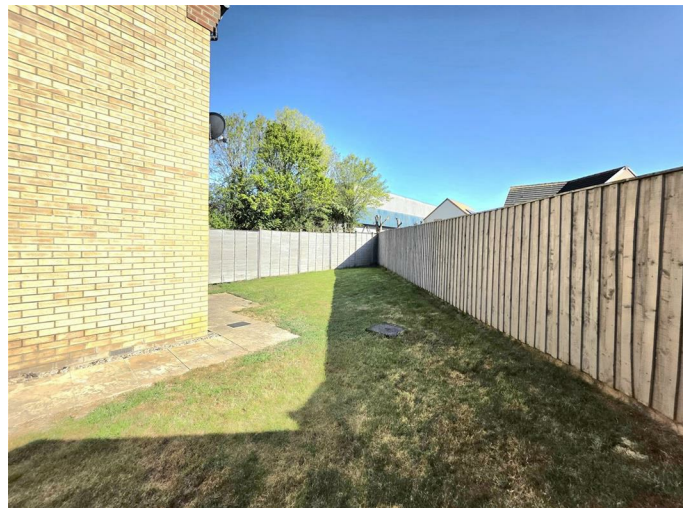
Referral & Fee Disclosure

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.





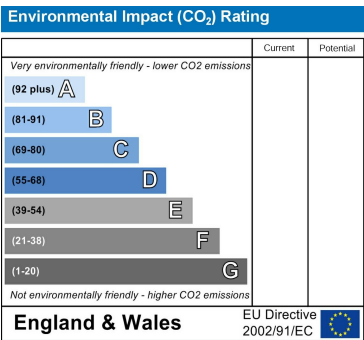
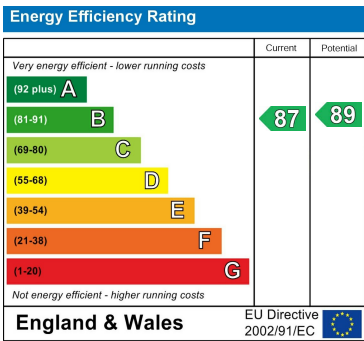
Floor Plan



Area Map



Energy Efficiency Graph



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