



55 Viscount Close, Pinchbeck, PE11 3PS

£190,000

- Three-bedroom end of terrace house
- Desirable end of cul-de-sac location
- Open-plan lounge and kitchen/diner
- Ground floor WC and four-piece family bathroom
- Off-road parking for two vehicles
- Enclosed, low-maintenance rear garden with artificial lawn

Situated in an end of cul-de-sac position, this modern three-bedroom end of terrace house offers well-presented, low-maintenance living and is ideally suited to those seeking a contemporary open-plan layout.

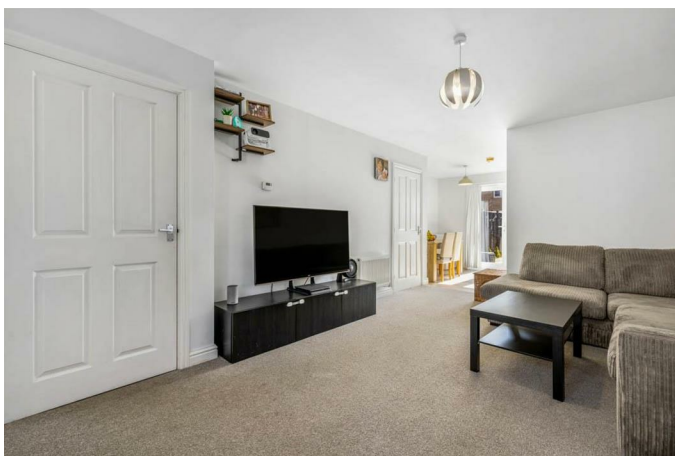
The accommodation comprises an entrance hall, spacious lounge opening into a kitchen/diner, and a convenient ground floor WC. Upstairs are three bedrooms and a well-appointed four-piece family bathroom. Outside, the property benefits from off-road parking for two vehicles and an enclosed rear garden with artificial lawn, making it easy to maintain.

Entrance Hall

Lounge 15'7" x 11'8" (4.75m x 3.58m)



PVC double glazed windows to front and side. Skimmed ceiling. Two radiators.



Kitchen 10'5" x 14'11" (3.18m x 4.57m)



PVC double glazed French doors to rear. Skimmed ceiling. Vinyl flooring. Radiator. Fitted with a matching range of base and eye level units with roll edge work surfaces and matching upstand. Four ring gas hob with stainless steel extractor hood over. Built in oven and grill. Space for fridge/freezer. Space and plumbing for washing machine.

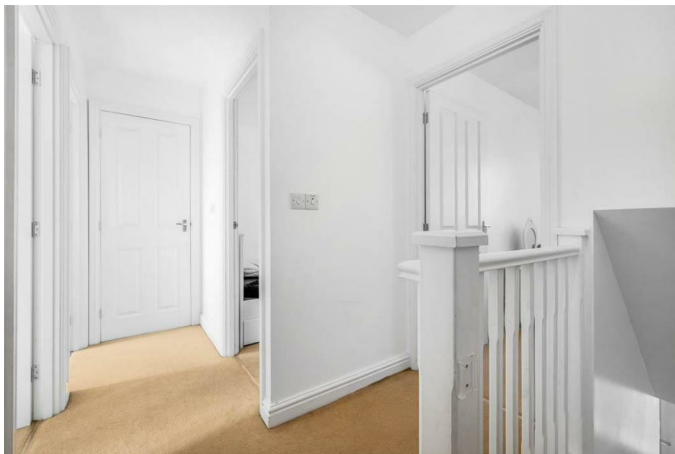


Cloakroom



Skimmed ceiling. Extractor fan. Vinyl flooring. Radiator. Close coupled toilet with push button flush. Pedestal wash hand basin with chrome mixer tap and tiled splash back.

First Floor Landing

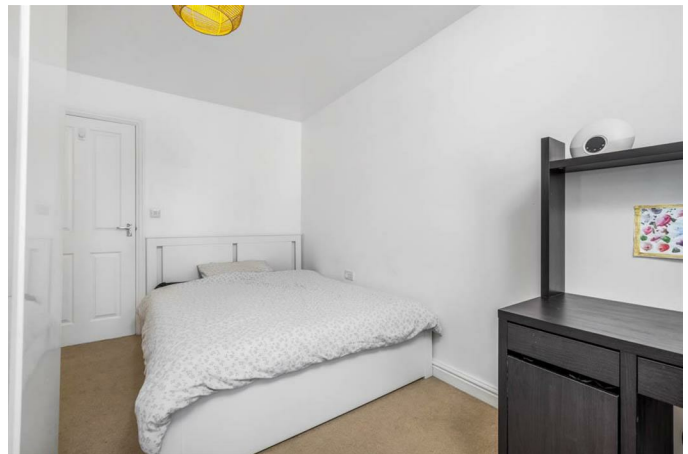


Skimmed ceiling. Loft access. Doors to bedrooms and bathroom.

Bedroom 1 13'0" x 8'3" (3.97m x 2.54m)



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



Bedroom 2 9'9" x 9'1" (2.98m x 2.77m)



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

Bedroom 3 9'7" x 6'3" (2.93m x 1.93m)

PVC double glazed window to front. Skimmed ceiling. Radiator. Built in over stairs storage cupboard.

Bathroom 9'8" x 5'7" (2.97m x 1.72m)

PVC double glazed window to rear. Skimmed ceiling. Extractor fan. Vinyl flooring. Shaver point. Chrome heated towel rail. Fitted four piece suite comprising bath with chrome taps. Tiled shower enclosure with glass folding door and thermostatic bar shower. Close coupled toilet with push button flush. Pedestal wash hand basin with chrome mixer tap and tiled splash back.

Outside

There is allocated off road parking for 2 vehicles to front. Gated access leads to the rear garden. The rear garden is enclosed by timber fencing. Artificial lawn. Patio seating area. Footpath leading to timber storage shed. Outside lighting. Cold water tap.

**Property Postcode**

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

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: £395 per annum paid to Priem.

Property construction: Brick built

Electricity supply: Ecotricity

Solar Panels: Yes, 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: 2 Allocated Parking Spaces

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: B82

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.

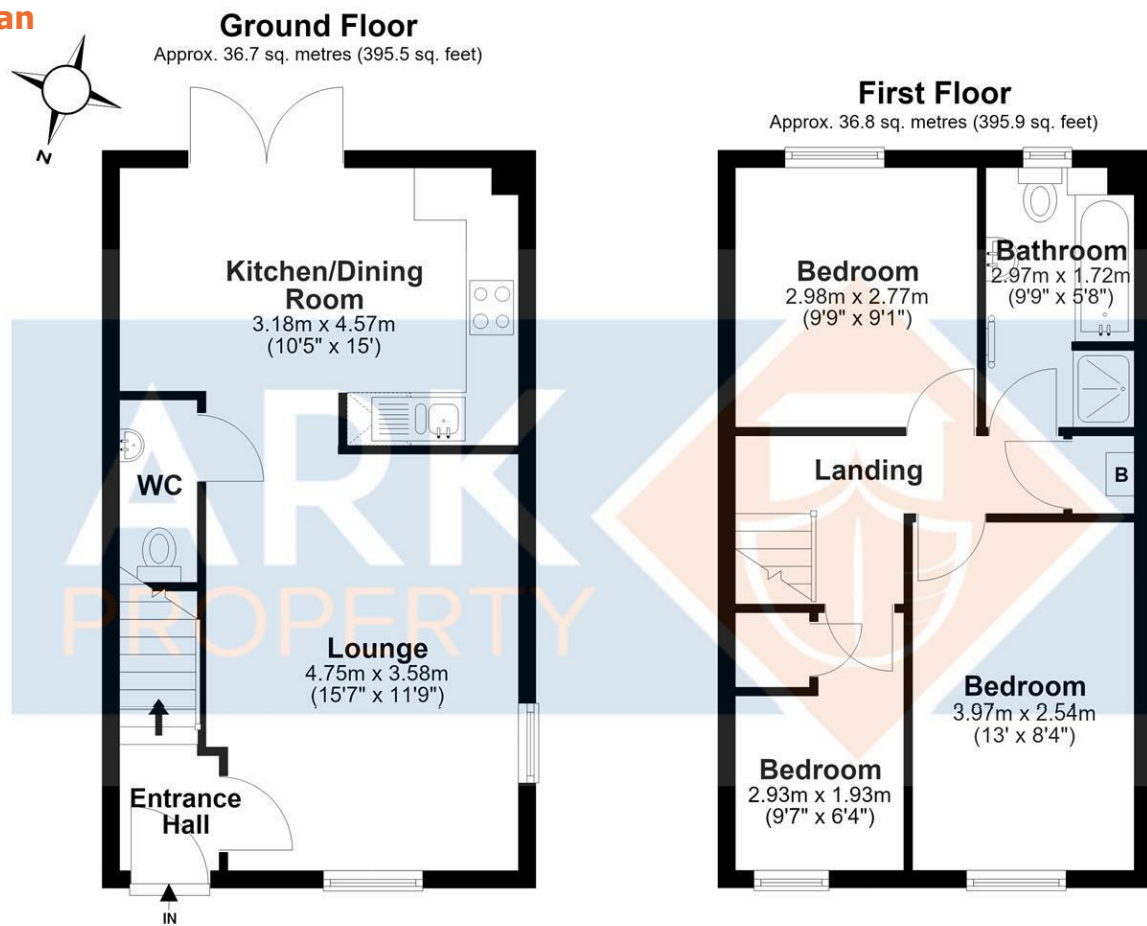
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive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

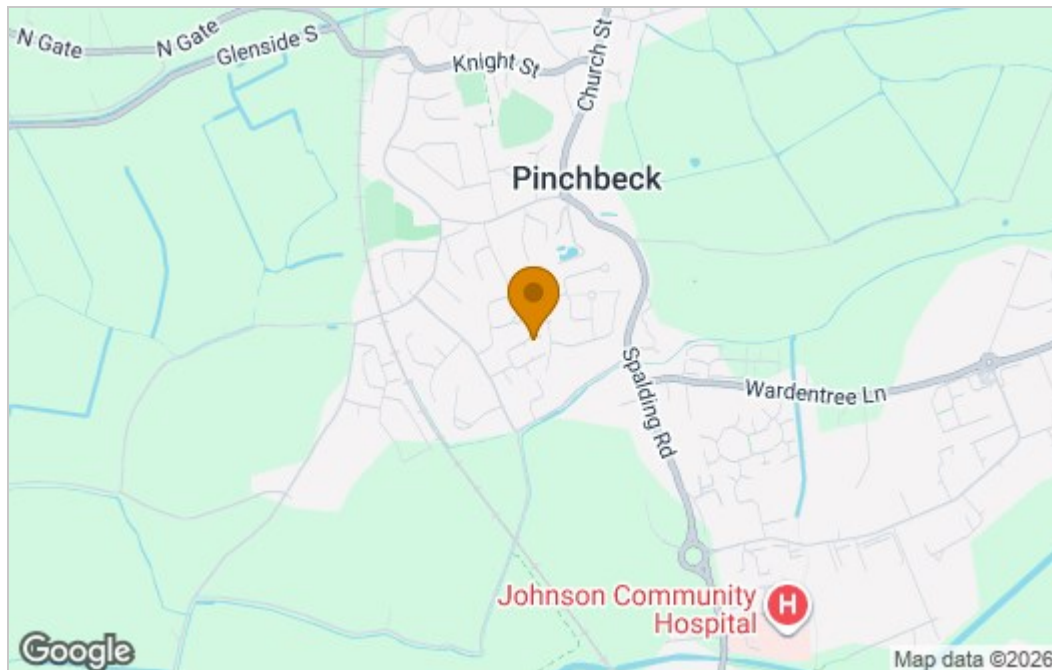
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract.

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.

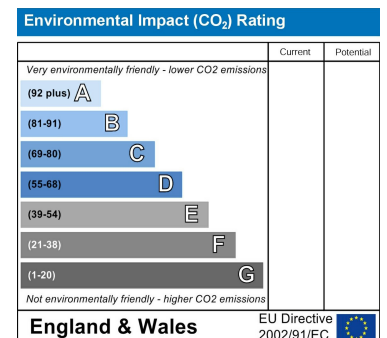
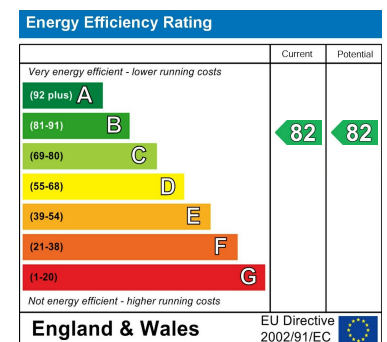
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a 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 the authority to make or give any representation or warranty in respect of the property.

6 New Road, Spalding, Lincolnshire, PE11 1DQ

Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

