



## 57 Viscount Close, Pinchbeck, PE11 3PS

**£185,000**

- Beautifully presented three-bedroom semi-detached home
- Peacefully situated at the end of a quiet cul-de-sac
- Modern open-plan living, ideal for families and entertaining
- Enclosed, well-maintained garden
- Off-road parking for two cars
- Sought-after Pinchbeck location, close to local amenities

Situated at the end of a quiet cul-de-sac, this beautifully presented three-bedroom semi-detached home offers modern open-plan living, perfect for families and entertaining. The property boasts a private, well-maintained garden and convenient off-road parking for two cars. Located in the sought-after village of Pinchbeck, this home provides a peaceful setting while being close to local amenities. Don't miss out—schedule your viewing today!

### Entrance Hall

Composite glazed entrance door. Skimmed ceiling. Laminate flooring with under floor heating. Anthracite vertical column radiator. Stairs to first floor landing.

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



PVC double glazed windows to front and side. Skimmed ceiling. Two radiators. Laminate flooring with under floor heating. Opening to kitchen/diner.



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



PVC double glazed French doors to rear. Skimmed ceiling. Recessed spot lighting to kitchen area. Laminate flooring with under floor heating. Radiator. Fitted with a matching range of base and eye level units with roll edge work surface, upstand and tiled splash back. Four ring gas hob with stainless steel extractor fan over. Integrated oven and grill. Stainless steel sink and drainer with mixer tap. Space and plumbing for washing machine. Space for fridge/freezer.



### Cloakroom



Skimmed ceiling. Extractor fan. Laminate flooring with under floor heating. Radiator. Fitted 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. Built in airing cupboard with wall mounted mains gas central heating boiler. 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. Recessed spot lights. Chrome wall mounted heated towel rail. Vinyl flooring. Shaver point. Extractor fan. Panelled bath with chrome mixer tap and shower attachment. Tiled shower enclosure with chrome thermostatic bar shower riser, rainfall head and hand held attachment. Close coupled toilet with push button flush. Pedestal wash hand basin with chrome mixer tap. Tiled splash back.

**Outside**

The rear garden is enclosed by timber fencing. Laid to lawn with patio seating area. Timber decking. Outside power points. Cold water tap. Timber storage shed.

Off road parking to the rear for 2 vehicles.

**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: £370 Per Year paid to Priem  
 Property construction: Brick built  
 Electricity supply: Eon  
 Solar Panels: Yes, 6 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: TBC

### 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.

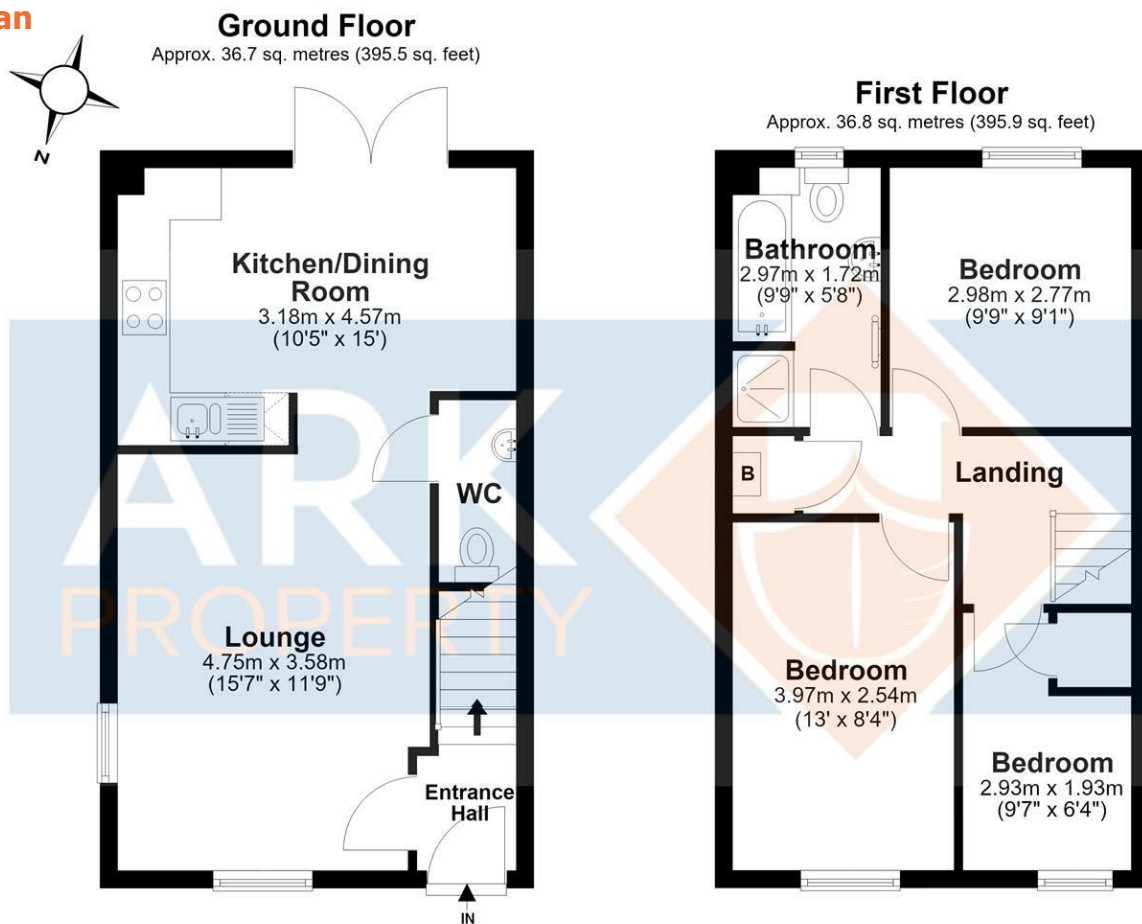
### Disclaimer

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. 73.5 sq. metres (791.4 sq. feet)

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

## Area Map



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## Energy Efficiency Graph

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|-----------------------------------------------------------------|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |                         |           |
| (92 plus)                                                       | A |                         |           |
| (81-91)                                                         | B |                         |           |
| (69-80)                                                         | C |                         |           |
| (55-68)                                                         | D |                         |           |
| (39-54)                                                         | E |                         |           |
| (21-38)                                                         | F |                         |           |
| (1-20)                                                          | G |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
| England & Wales                                                 |   | EU Directive 2002/91/EC |           |

