



1 Palgrave Way, Pinchbeck, PE11 3YW

£255,000

- Garage with electric roller door
- Driveway leading to carport
- En-suite to main bedroom
- Popular estate location
- Low maintenance rear garden
- Nice flowing layout
- No forward chain
- Register with Ark for all new listings

Located in the popular village of Pinchbeck, this well presented modern home has plenty to offer.

On arrival, the current owners have done a fantastic job of adding a splash of colour and personality to this contemporary property. The home also benefits from a slightly wider plot, providing better-than-average parking, with a useful carport over the driveway leading to a single garage with an electric roller door.

Internally, the property has a lovely feel throughout, with a modern fitted kitchen and a good-sized lounge providing comfortable living space.

Upstairs, the main bedroom benefits from its own en-suite, while bedroom two is a good-sized double. Bedroom three is a useful additional room and is currently being used as a dressing room.

Outside, the low maintenance garden provides the perfect finishing touch to this attractive home.

Offered for sale with no onward chain, this is a property that deserves to be viewed. Book your viewing today!

Entrance Hall



Composite door to front. Stairs to first floor landing. Radiator. Mosaic design vinyl flooring.

Cloakroom



UPVC window to front. Toilet. Wash hand basin. Tiled splashback. Radiator. Wood effect vinyl flooring. Extractor fan.

Lounge 16'0" x 9'8" (4.90m x 2.95m)



UPVC window to front. UPVC French doors opening to rear garden. Radiator. Air conditioning unit.



Kitchen/Diner 17'0" x 15'1" (5.19m x 4.61m)



UPVC window to front. French doors to rear. Matching range of base and eye level units with work surface over. Wood effect laminate flooring and tiled flooring. Integrated fridge/freezer. Integrated dishwasher. Built in AEG eye level oven. Electric hob with extractor hood over. Composite sink with drainer and tap over. Space and plumbing for washing machine. Under stairs storage cupboard,



First Floor Landing



UPVC window to rear. Radiator. Doors to bedrooms and bathroom.

Bedroom 1 9'6" x 12'8" (2.92m x 3.87m)



UPVC window to front. Radiator. Carpeted. Built in wardrobe. Air conditioning unit.



En-suite



UPVC window to front. Wash hand basin. Toilet. Heated towel rail. Shower cubicle with rainwater head and separate shower extension. Wood effect flooring. Shaver point. Extractor fan.

Bedroom 2 8'5" x 9'10" (2.57m x 3.01m)



UPVC window to front. Radiator. Carpeted. Loft access which is fully boarded above the insulation, ideal for storage. Built in wardrobe housing boiler.

Bedroom 3 7'5" x 6'6" (2.27m x 2.00m)

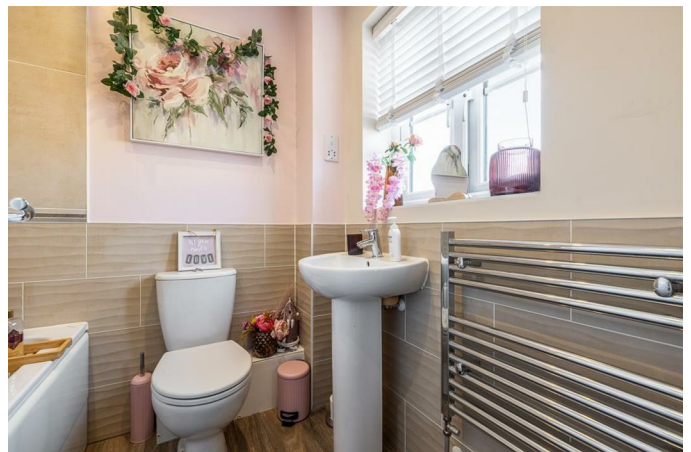


UPVC window to rear. Carpeted. Radiator. Built in storage shelves.

Bathroom 6'2" x 5'6" (1.88m x 1.70m)



UPVC window to rear. Wash hand basin. Toilet. Panelled bath with shower extension over. Heated towel rail. Partially tiled walls. Wood effect flooring. Shaver point.



Outside



The front of the property has a driveway giving off road parking with car port and leading to the single garage. Lawn area with picket fence. Side gated access to the rear garden.

The rear garden is enclosed by timber fencing. Laid to lawn and artificial lawn with an extended paved patio seating area. Gravel area to side with air conditioning unit. Raised bed area with shrubs.



Garage 19'9" x 9'10" (6.03m x 3.00m)

Up and over vehicular door to front. Power and light connected.

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.

Verified Material Information

Tenure: Freehold

Council tax band: B

Annual charge: Service charge £227 per year paid to Preim Ltd

Property construction: Brick built

Electricity supply: Mains

Solar Panels: Yes, 3 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 Variable over Voice and Data. Three is Variable over Voice and Data. O2 is Likely over Voice and Data. Vodafone is Variable 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 - 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: B87

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

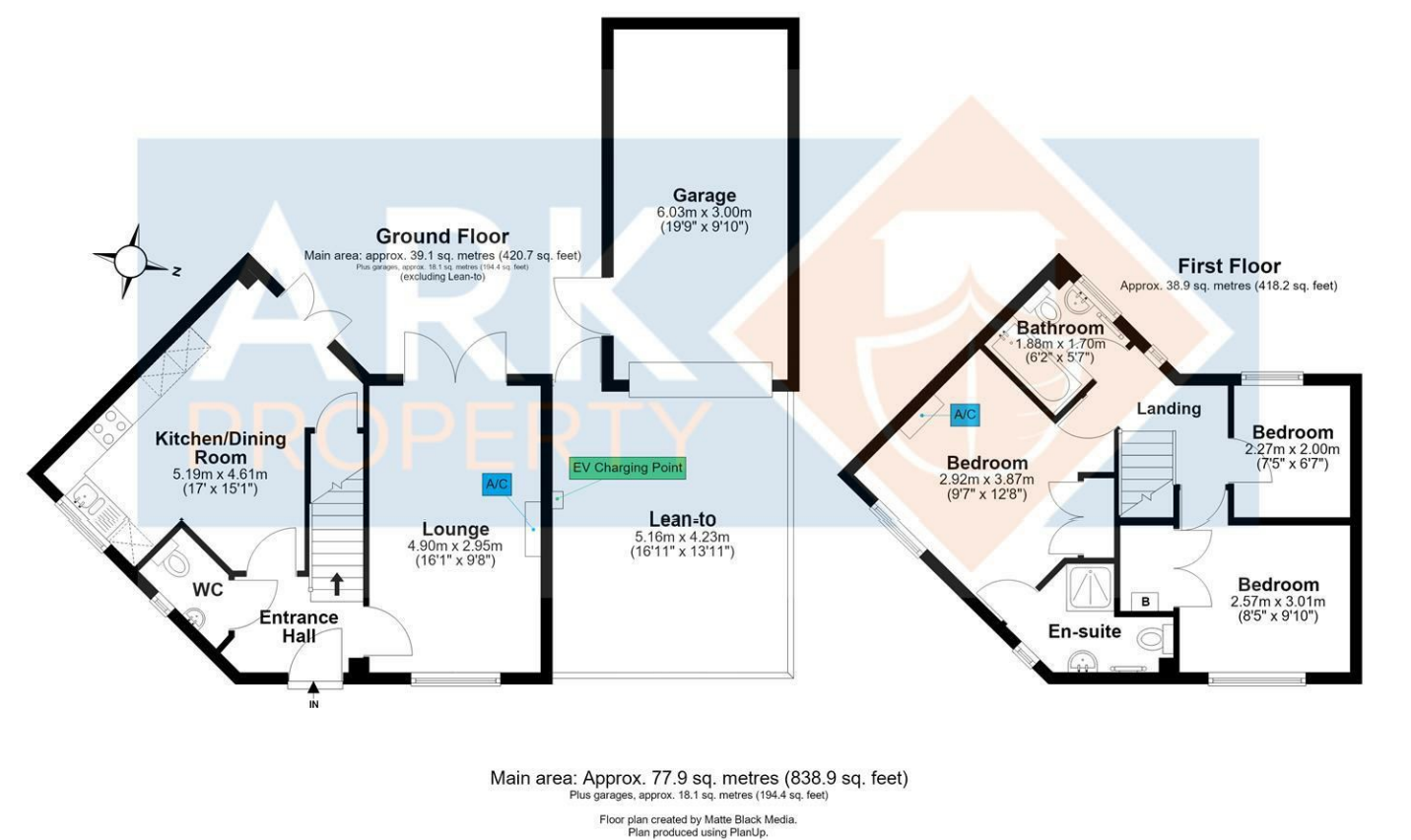
We can also offer full Financial and Solicitor services.

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.

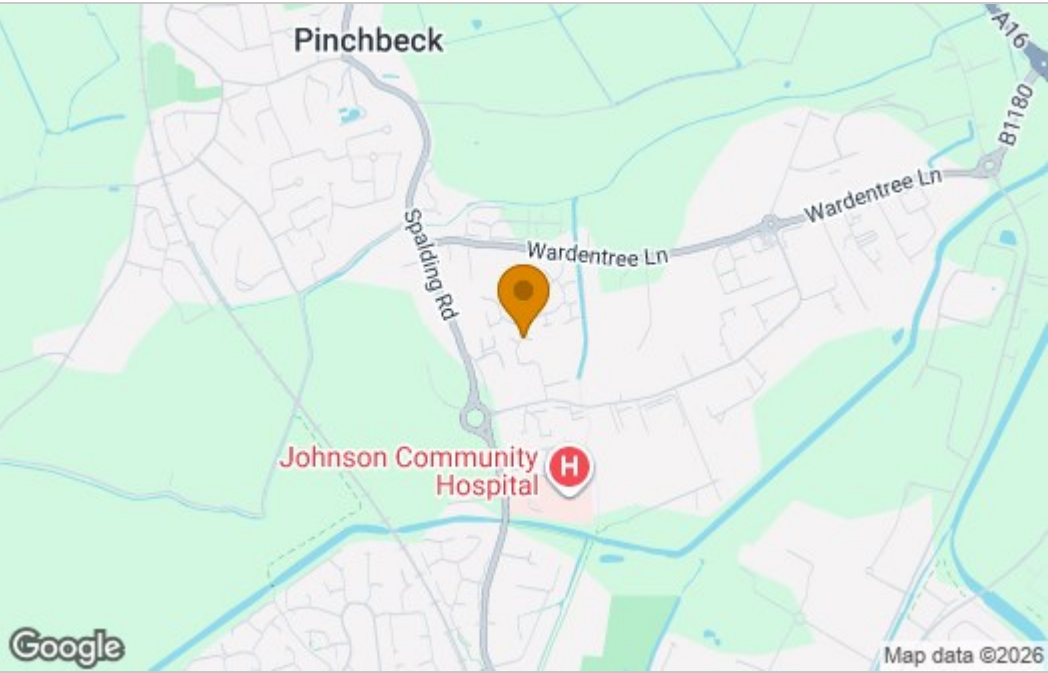
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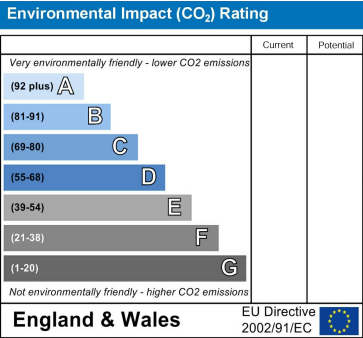
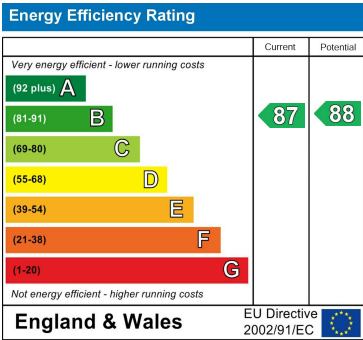
Floor Plan



Area Map



Energy Efficiency Graph



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