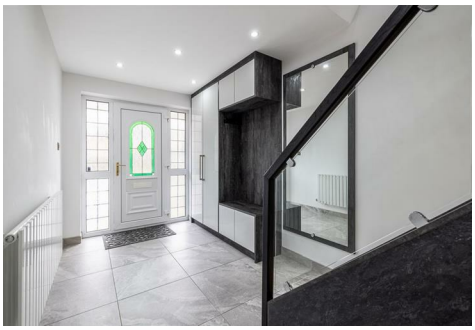
ARK PROPERTY









11 Viceroy Drive, Pinchbeck, PE11 3TS

£300,000

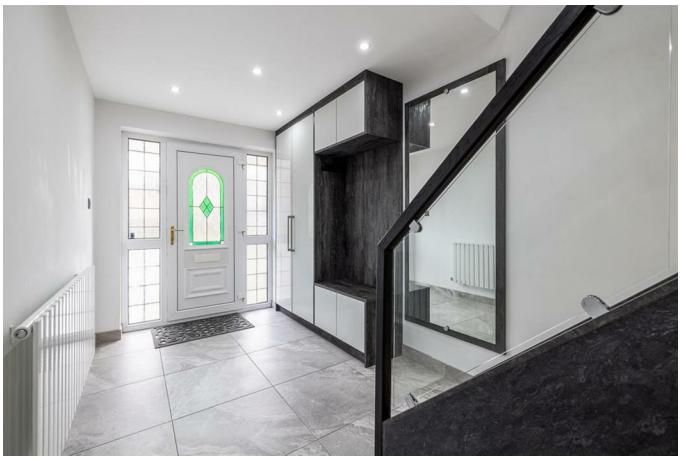
- Three bedroom Allison home
- Desirable village location
- Fully modrenised by the current owners
- Open plan living
- Kitchen/Diner
- Integrated appliances
- Single garage
- 1298 sqft total floor area including garage
- EPC: C
- Council tax band: C

www.arkpropertycentre.co.uk
info@arkpropertycentre.co.uk

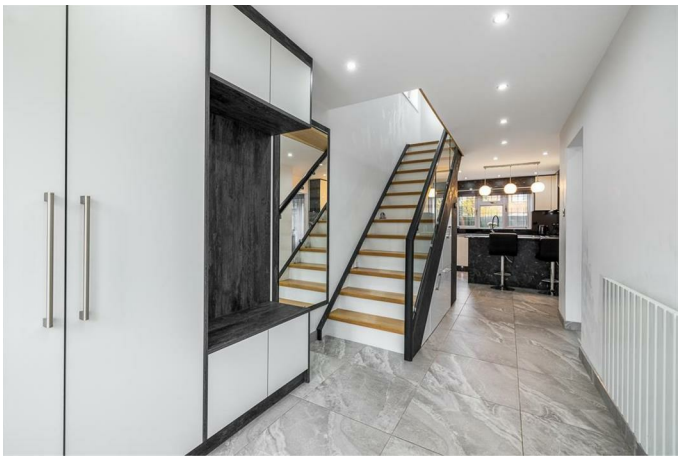
Tel: 01775 766888
6 New Road, Spalding, Lincolnshire PE11 1DQ

Ark Property Centre are delighted to offer for sale this three bedroom detached home in the desirable village of Pinchbeck. Having been modernised throughout by the current owners this property boasts open plan living with a contemporary and high quality finish. Contact Ark Property Centre for more information or to arrange a viewing.

Entrance Hall 14'9" x 7'1" (4.50m x 2.17m)



PVC double glazed entrance door. Built in storage and bench seating. Stairs to first floor landing. Built in under stairs storage. Tiled flooring.



Lounge 14'7" x 11'9" (4.46m x 3.59m)



PVC double glazed window to front. Radiator. Laminate flooring. Skimmed ceiling with recessed ceiling spotlights and remote controlled LED mood lighting.



Dining Room 12'1" x 9'8" (3.70m x 2.97m)



PVC double glazed French doors to garden.

Radiator. Tiled flooring. Skimmed ceiling with LED light box.

Kitchen 12'1" x 9'1" & 8'7" x 7'6" (3.70m x 2.79m & 2.64m x 2.29m)



PVC double glazed window to rear. Door to side. Skimmed ceiling with recessed ceiling spotlights. Matching base and eye level units with worksurfaces over. Breakfast peninsula with seating. Composite sink unit with drainer and mixer tap. Electric oven and hob. Integrated coffee machine, microwave, dishwasher and fridge/freezer. Tiled flooring.



Utility 5'1" x 7'5" (1.57m x 2.28m)



PVC double glazed window to side. Skimmed ceiling with recessed ceiling spotlights, Tiled flooring. Fitted base and eye level units with worktop space and tiled splashback. Space and plumbing for washer/dryer. Radiator.

First Floor Landing 11'4" x 7'4" (3.46m x 2.25m)



PVC double glazed window to side. With doors to bedrooms and shower room. Laminate flooring,

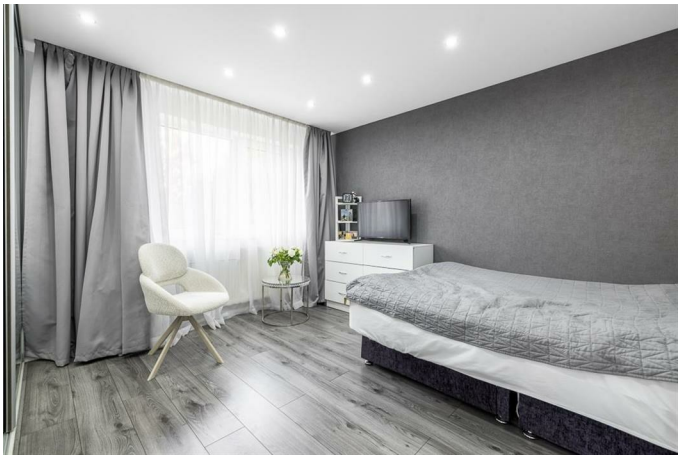
Bedroom 1 14'8" x 11'4" (4.48m x 3.46m)



PVC double glazed window to front. Skimmed ceiling with recessed ceiling spotlights. Built in wardrobes with sliding doors. Radiator. Built in dressing table.



Bedroom 2 12'2" x 11'6" (3.72m x 3.52m)



PVC double glazed window to rear. Skimmed ceiling with recessed ceiling spotlights. Built in wardrobes. Radiator.

Bedroom 3 8'6" x 7'5" (2.60m x 2.27m)



PVC double glazed window to front. Skimmed ceiling with recessed ceiling spotlights. Radiator.

Shower Room 6'4" x 7'3" (1.95m x 2.23m)



PVC double glazed window to rear. Refitted shower room comprising oversize shower cubicle with thermostatic bar shower over and rain fall style shower head, glass screen and aqua board to walls. Concealed cistern toilet and wash hand basin set in vanity unit with built in storage. Tiled flooring. Anthracite heated towel rail. Extractor fan.

Outside



A gravel driveway to the front provides off road parking for multiple vehicles.
The rear garden is laid to lawn and enclosed by timber fencing with patio seating area.



Property Postcode

For location purposes the postcode of this property is: PE11 3TS.
Council Tax Band: C

Additional Information

Freehold with vacant possession on completion.

This property has a water softener installed.

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: C
Annual charge: No
Property construction: Brick built
Electricity supply: Octopus
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 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 and Single Garage
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: C71

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

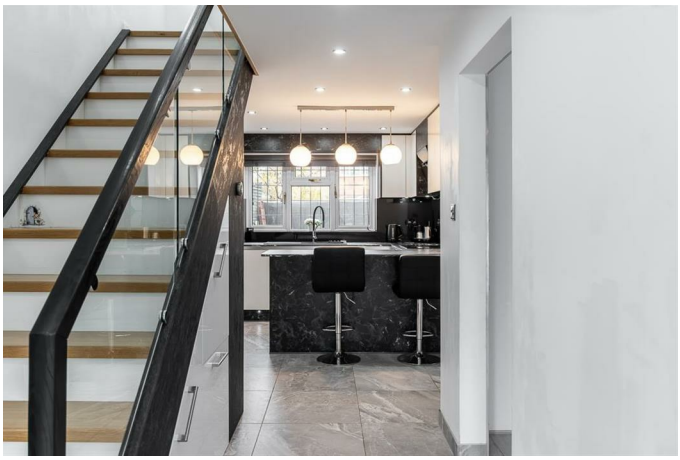
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

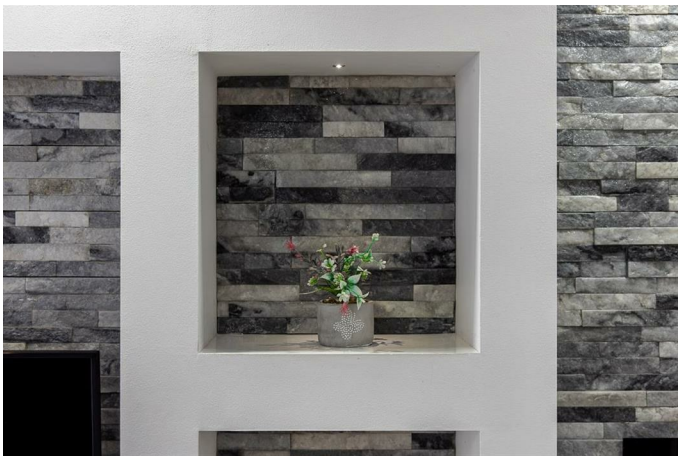
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to 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.





















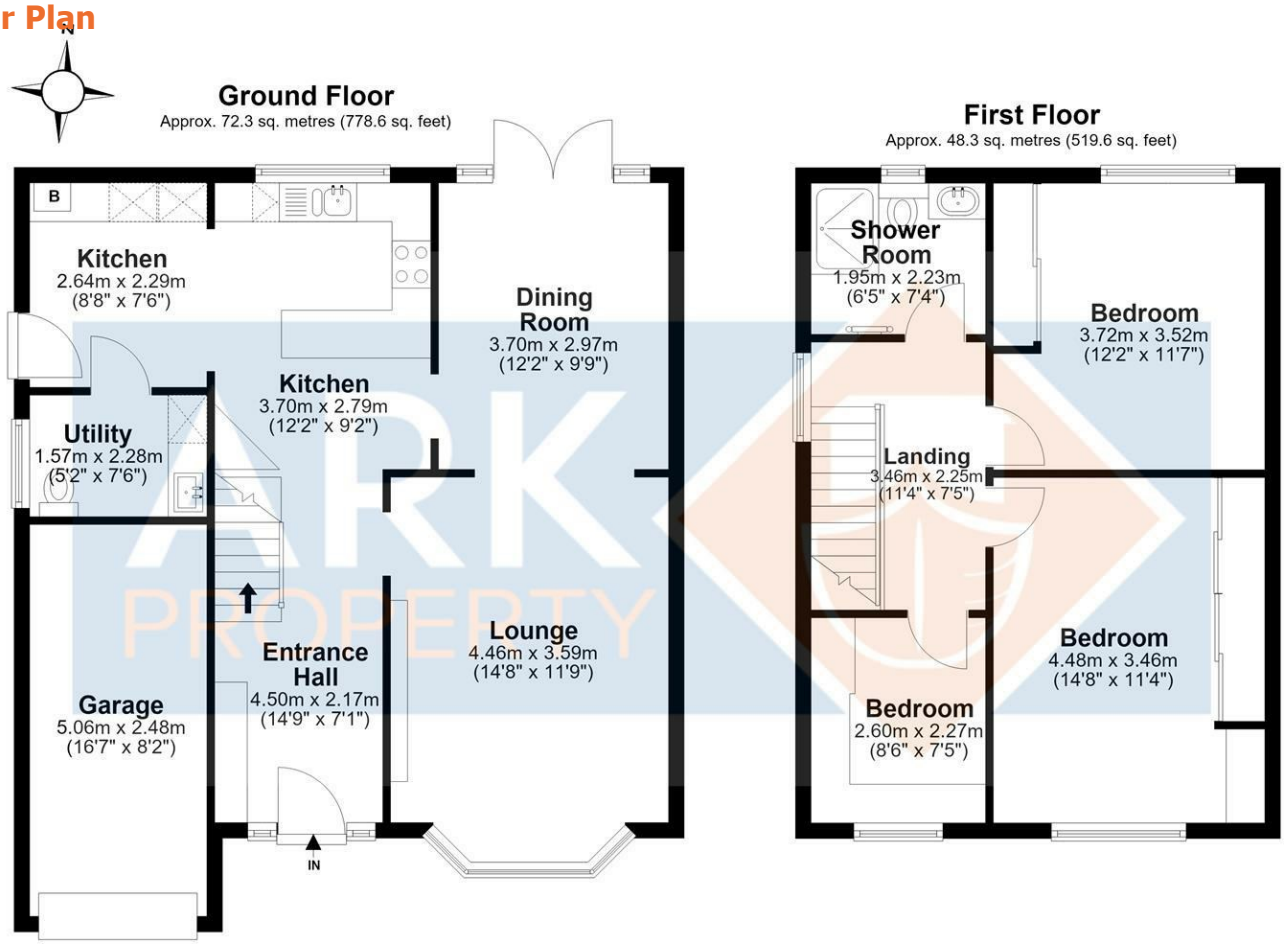








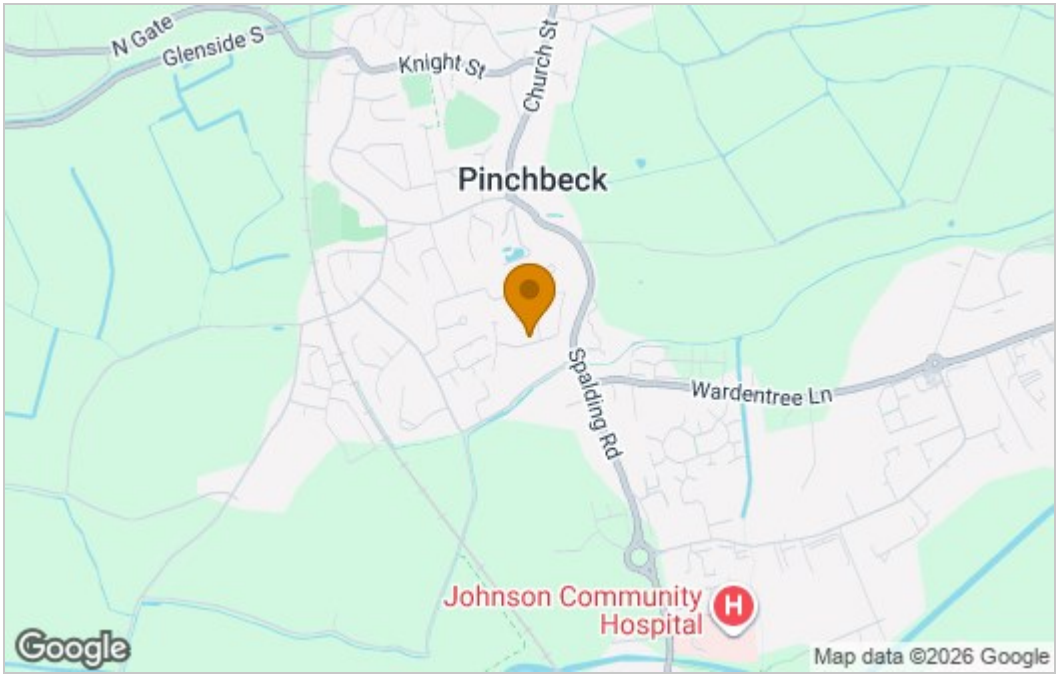
Floor Plan



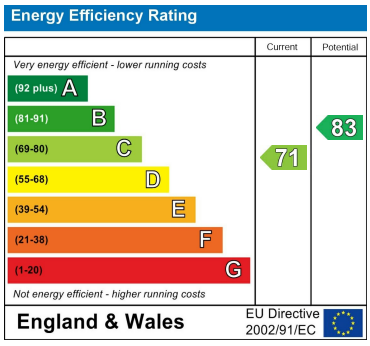
Total area: approx. 120.6 sq. metres (1298.2 sq. feet)

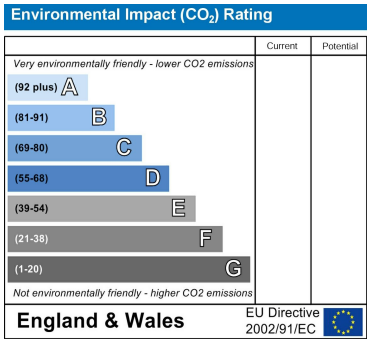
Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





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