



69 Atherton Gardens, Pinchbeck, PE11 3YJ

£450,000

- Executive detached chalet bungalow in a desirable Pinchbeck location
- Flexible living accommodation with four bedrooms and four bathrooms
- Two ensuite bedrooms on both ground and first floors – ideal for multi-generational living
- Spacious open-plan kitchen/diner, lounge, and dining area – perfect for entertaining
- Additional study and utility room offering practical family living
- Generous lawned garden and ample off-road parking

Executive Detached Chalet Bungalow in Pinchbeck.

This beautifully presented and spacious executive chalet bungalow offers flexible modern living in the sought-after village of Pinchbeck. Designed with both comfort and versatility in mind, the property features two generous ensuite bedrooms on the first floor, with a further two bedrooms, an ensuite, and a family bathroom on the ground floor.

The heart of the home is the impressive open-plan kitchen/diner, perfect for entertaining, which flows seamlessly into a light-filled lounge and dining area. A separate study and practical utility room add further to the appeal.

Outside, the property benefits from ample off-road parking and a generous lawned garden—ideal for families or those who love outdoor living.

A rare opportunity to purchase a high-spec home with space and style in equal measure.

Entrance Hall 12'4" x 10'7" (3.78m x 3.24m)

Composite glazed entrance door. Window to front. Radiator. Stairs to first floor landing. Double height ceiling. Built in airing cupboard.

**Kitchen 17'5" x 13'11" (5.32m x 4.25m)**

PVC double glazed window and door to side. Two PVC double glazed windows to front. Skimmed ceiling. Recessed spot lighting. Two radiators. Tiled flooring. Fitted with a matching range of base and eye level units with roll edge work surfaces. Tiled splash backs. Central island unit with built in storage. Four ring Bosch electric hob with stainless steel extractor hood over. Integrated eye level oven and grill. Integrated dishwasher. Space and plumbing for washing machine. Integrated fridge and freezer. One and a half bowl stainless steel sink and drainer with chrome mixer tap over. Wall mounted air conditioning unit.



Utility Room 8'0" x 10'7" (2.45m x 3.24m)



PVC double glazed window to side. Skimmed ceiling. Fitted base unit with work top space. Space for tumble dryer. Pedestrian door to garage.

Lounge 23'6" x 13'11" (7.18m x 4.25m)



PVC double glazed windows to side. French doors to rear. Skimmed ceiling. Two radiators. Wall mounted air conditioning unit.



Bedroom 8'10" x 6'8" (2.70m x 2.04m)
PVC double glazed window. Skimmed ceiling. Radiator.

Ground Floor Bedroom 1 10'7" x 12'0" (3.24m x 3.66m)



PVC double glazed window to rear. Skimmed ceiling. Radiator. Built in double wardrobe with shelf and hanging rail. Wall mounted air conditioning unit.

En-suite 10'7" x 5'10" (3.23m x 1.80m)

PVC double glazed window to rear. Skimmed ceiling. Recessed spot lighting. Extractor fan. Chrome wall mounted heated towel rail. Vinyl flooring. Shaver point. Fitted with a four piece suite comprising panelled bath with chrome mixer tap and shower attachment. Mains shower pod with rainfall head and hand held shower attachment. Close coupled toilet with push button flush. Pedestal wash hand basin with chrome mixer tap over.

Ground Floor Bedroom 2 12'4" 9'0" (3.77m 2.75m)

PVC double glazed window. Skimmed ceiling. Radiator. Built in three door wardrobe with shelf and hanging rail.

**Shower Room 10'9" x 6'8" (3.30m x 2.04m)**

UPVC window to side. Skimmed ceiling. Recessed spot lighting. Extractor fan. Vinyl flooring. Chrome wall mounted heated towel rail. Shaver point. Half height wall tiling. Fitted shower pod with mains rainfall head and hand held attachment. Close coupled toilet with push button flush. Pedestal wash hand basin with chrome mixer tap over.

First Floor Landing



Twin velux windows. Loft access.

Bedroom 3 17'7" x 18'2" (5.37m x 5.56m)



PVC double glazed windows. Velux window. Skimmed ceiling. Radiator. Wall mounted air conditioning unit.



En-suite 6'11" x 7'3" (2.12m x 2.22m)



Velux window. Skimmed ceiling. Recessed spot lighting. Extractor fan. Vinyl flooring. Chrome wall mounted heated towel rail. Shaver point. Half height wall tiling. Fitted shower pod with mains rainfall head and hand held attachment. Close coupled toilet with push button flush. Pedestal wash hand basin with chrome mixer tap over.

Bedroom 4 17'7" x 13'11" (5.37m x 4.25m)

PVC double glazed window and velux window. Skimmed ceiling. Radiator.

En-suite 6'11" x 8'5" (2.12m x 2.57m)



Velux window. Skimmed ceiling. Recessed spot lighting. Extractor fan. Vinyl flooring. Chrome wall mounted heated towel rail. Shaver point. Fitted walk in shower enclosure with wall boarding and chrome thermostatic shower riser with rainfall head and hand held attachment. Close coupled toilet with push button flush. Pedestal wash hand basin with chrome mixer tap over.

Outside



Front: To the front of the property there is off road parking for two vehicles leading to the double garage. Lawn area. Side gated access to the rear garden.

Rear: Enclosed by timber fencing. Lawn area with patio seating area. Various outside lighting points. External power. Cold water tap.



Double Garage

One and a half garage (due to utility room addition) with twin up and over doors. Power and light connected. Wall mounted electric consumer unit.

Property Postcode

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

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: E

Annual charge: £189.69 paid to Priem

Property construction: Brick built

Electricity supply: British Gas

Solar Panels: 6 panels, owned by the property.

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

Heating features: Air conditioning/heating unit

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 but None over 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 Double 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: B90

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.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

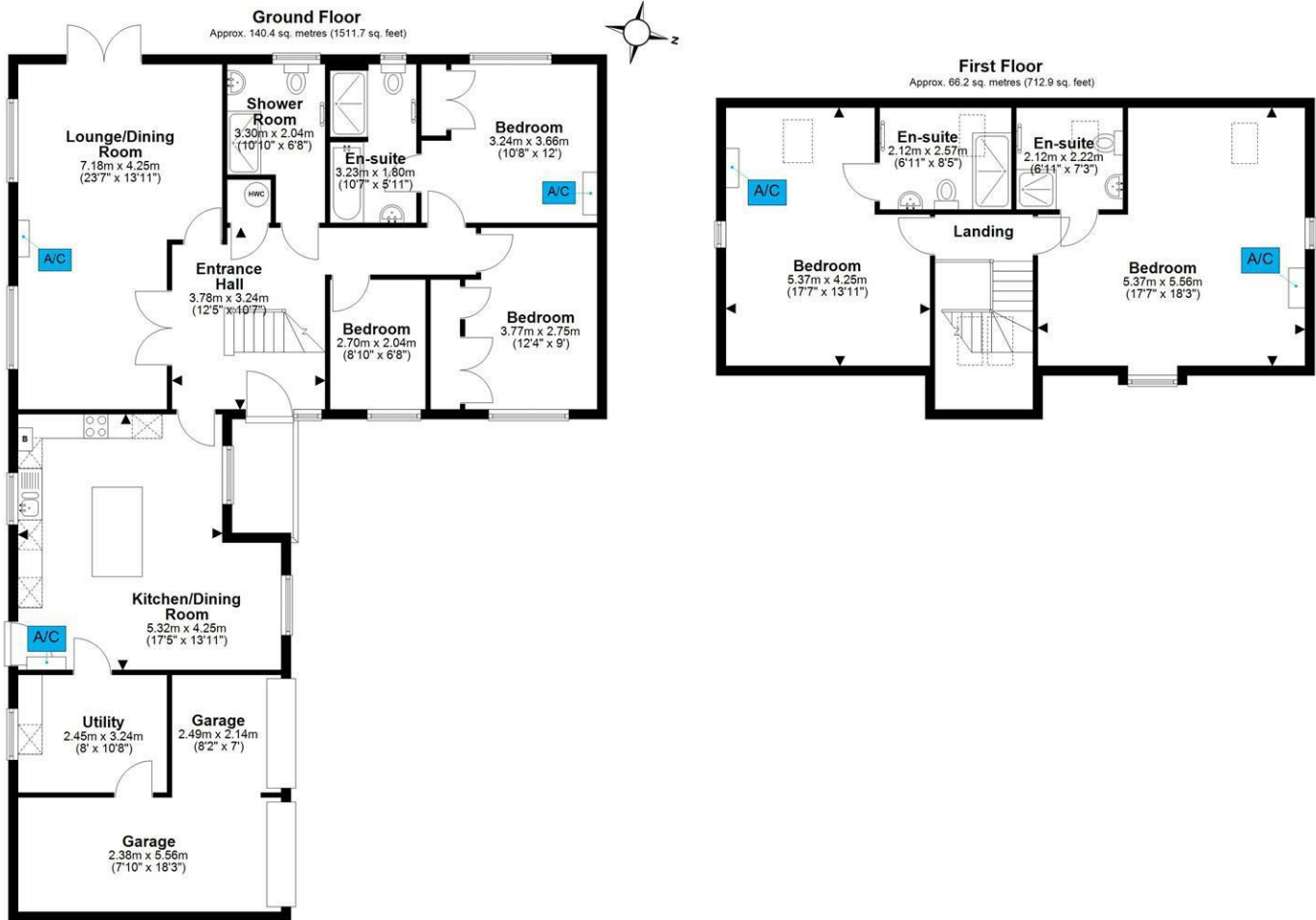
Disclaimer

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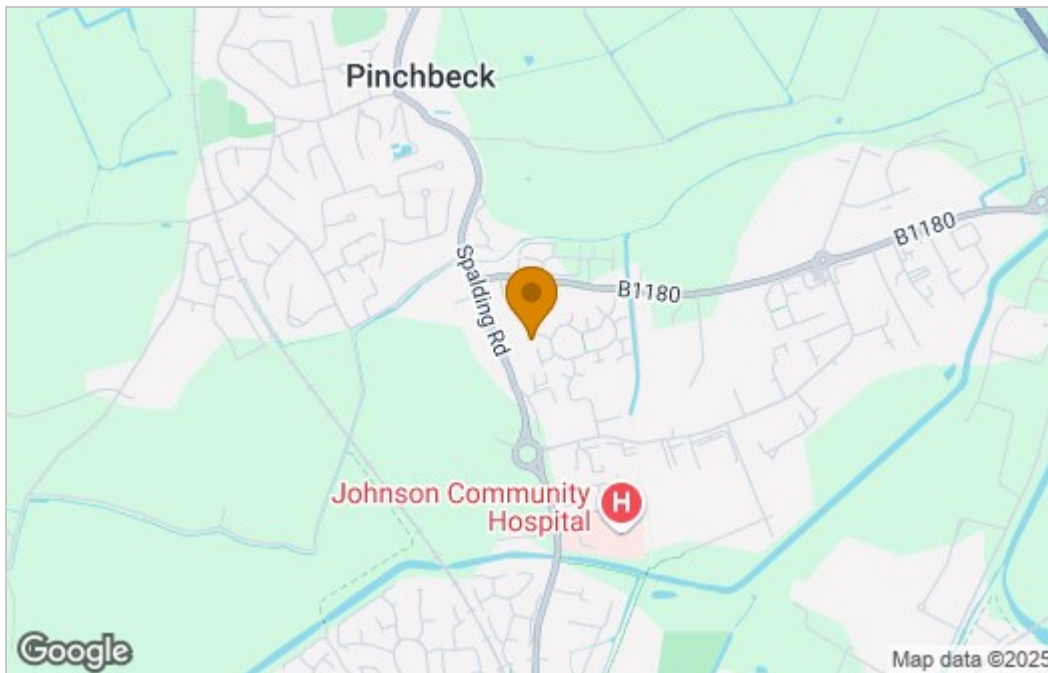


Floor Plan



Total area: approx. 206.7 sq. metres (2224.6 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		90	91
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
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