



## 32 Independence Drive, Spalding, PE11 3TR

**£475,000**

- Extensively extended property offering substantial additional space
- Highly sought after location on the Mountbatten estate
- Open plan living, perfect for modern lifestyles
- Versatile layout, with flexible downstairs accommodation
- Double Garage featuring an electric roller door
- Desirable corner plot providing privacy and extra outdoor space for entertaining
- Solar panels for energy efficiency and lower bills
- Convenient access to Pinchbeck village amenities
- Immaculately presented family home, ready to move into
- A must see property to fully appreciate it's size and potential



This unique and impressive family home has been extensively extended to embrace modern living at its finest. The heart of the home is the stunning open-plan kitchen, dining, and lounge area—a sociable space perfect for Christmas gatherings and everyday life alike.

The extension also boasts a generously sized downstairs bedroom, a spacious bathroom, and a well-appointed utility room designed to make even the busiest families envious.

Situated in a quiet cul-de-sac in the highly sought-after village of Pinchbeck, this property offers the perfect balance of peace and convenience. Set on a good-sized corner plot, the home features ample outdoor storage, ideal for keeping everything organized.

This home truly has it all—don't miss your chance to see it for yourself!

#### Location

Welcome to Pinchbeck! Just a stone's throw from Spalding, this charming village is known for its strong sense of community and wealth of local amenities. Pinchbeck offers everything you need, with a Morrisons, two Spar shops, a pharmacy, a post office, and a bustling village hall.

For families it is really handy have a good school on your doorstep within just a short walk.

For a relaxing day out, you can enjoy a meal at The Ship, a cozy riverside pub, or visit the garden centre, complete with a lovely cafe. Not to be missed is Hargraves, the village's renowned butcher, celebrated for its quality offerings. But if all this isn't enough for you, Spalding town centre is just a short drive away.

#### Entrance hall 5'9" x 10'2" (1.76m x 3.10m)



UPVC entrance door to front with side panels. Radiator. Stairs to first floor. Wood effect flooring.

#### Study 10'4" x 11'1" (3.16m x 3.40m)



UPVC window to front. Radiator. Carpeted. Spot lights.

#### Lounge 24'10" x 11'11" (7.59m x 3.64m)



UPVC window to front. Electric fire place with surround. Radiator. Carpeted. Double doors leading to family area.

**Dining Area 9'10" x 13'3" (3.02m x 4.05m)**



Radiator. Wood effect flooring. Spot lights. Walk in understairs storage.

**Kitchen**



UPVC windows to rear. Sky lights. Howdens matching base and eye level units with work surfaces over. Integrated oven. Electric hob with extractor over. Stainless steel sink and drainer with mixer tap over. Integrated fridge. Integrated dishwasher. Wood effect flooring. Radiator. Built in breakfast bar.

**Family Room 16'3" x 29'1" (4.96m x 8.88m)**



UPVC window to rear. French doors to rear. Vaulted ceiling. Spot lights. Radiator. Carpeted.

**Utility 16'11" x 6'9" (5.18m x 2.08m)**



UPVC window to rear. UPVC door to rear. Base units with work surface over. Stainless steel sink unit with mixer tap over. Space for washing machine. Space for tumble dryer. Space for freezer. Wood effect flooring. Double storage cupboards with shelving. Radiator. Spot lights.

**Rear Lobby/Pantry**

Shelving. Wood effect flooring. Walk in larder.

**Bedroom 5 15'5" x 11'8" (4.71m x 3.56m)**



UPVC double French doors to rear. Radiator. Carpeted. Spot lights.



**Shower Room 9'4" x 11'8" (2.87m x 3.58m)**



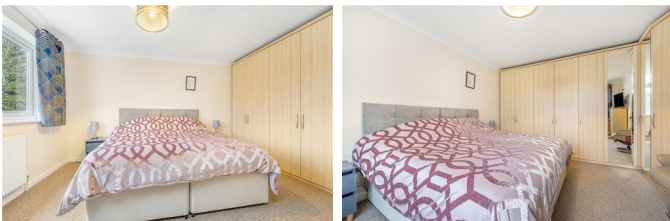
UPVC window to side. Spot lights. Heated towel rail. Electric fan heater. Tiled flooring. Tiled shower cubicle with rainwater head. Extractor fan. Twin sinks with worktop and units under. Tiled splash backs. WC.

**First Floor Landing 15'1" x 6'8" (4.61m x 2.05m)**



UPVC window to front. Radiator. Carpeted. Loft access.

**Bedroom 1 14'5" x 12'0" (4.41m x 3.66m)**



UPVC window to front. Radiator. Carpeted. Tv point.

**Bedroom 2 10'5" x 11'3" (3.20m x 3.43m)**



UPVC window to front. Radiator. Carpeted.

**Bedroom 3 9'10" x 10'10" (3.01m x 3.31m)**



UPVC window to rear. Radiator. Carpeted.

**Bedroom 4 10'1" x 11'2" (3.08m x 3.42m)**



UPVC window to rear. Radiator. Carpeted.

### Bathroom 5'5" x 7'10" (1.66m x 2.39m)



UPVC frosted window to rear. Bath. Wash hand basin. Tiled splash back. WC. Wall mounted towel rail. Wood effect vinyl flooring.

### Outside



Front: Lawn area with trees and bushes offering privacy. Driveway leading to double garage with electric roller door. Outside electric sockets. Side gate

Rear: Enclosed by timber fencing. Large lawn area. Patio area perfect for entertaining. To one side the vendors have a handy enclosed area, great for storing wood / bikes and washing. To the other side you will find gravel area with a large shed that has been divided into two areas.

### Double Garage 15'11" x 15'9" (4.86m x 4.82m)

Electric roller garage door. Controls for solar panels. Power and light connected.

### Property Postcode

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

### 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: No  
Property construction: Brick Built  
Electricity supply: Mains  
Solar Panels: Yes  
Other electricity sources: No  
Water supply: Anglian Water  
Sewerage: Mains  
Heating: Gas central heating  
Heating features: Electric fire  
Broadband: As stated by Ofcom, Standard is available.  
Mobile coverage: As stated by Ofcom, Indoor - EE is Limited over Voice and Data. Three is Limited over Voice and Data. O2 is Likely over Voice and Data. Vodafone is Likely 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: No

Coastal erosion risk: No

Planning permission: No

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: C78

### 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.

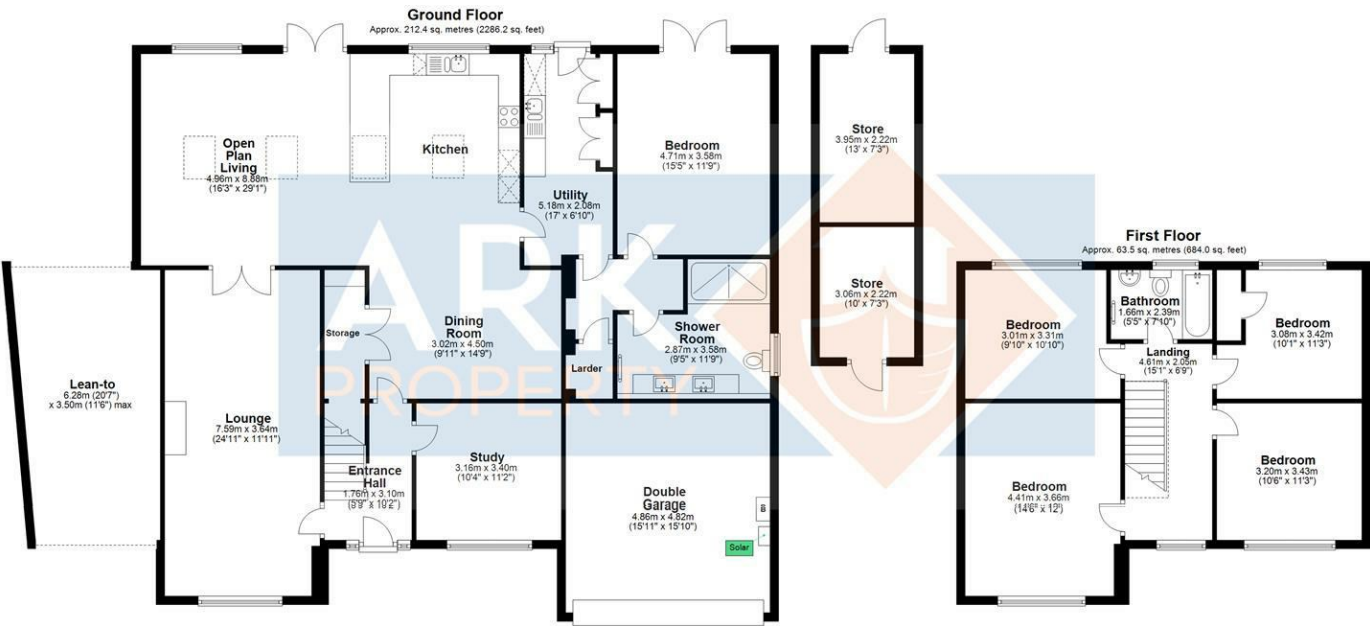
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

### **Disclaimer**

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



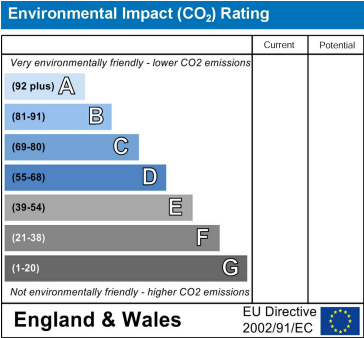
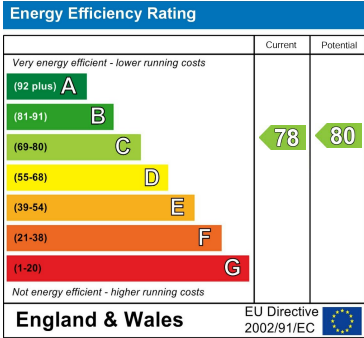
Total area: approx. 275.9 sq. metres (2970.2 sq. feet)

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

Area Map



Energy Efficiency Graph



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