



16a Six House Bank, West Pinchbeck, PE11 3QG

£280,000

- Modern three-bedroom detached family home
- Well maintained throughout by the current owners
- South-facing landscaped rear garden overlooking open fields
- Spacious kitchen/diner with separate utility room and WC
- Principal bedroom with en-suite plus family bathroom
- Driveway, additional gated parking and detached single garage

A beautifully presented and well-maintained modern three-bedroom detached home, enjoying an enviable position overlooking open fields to the rear.

Situated on Six House Bank in West Pinchbeck, this attractive family home offers spacious and versatile accommodation arranged over two floors.

The ground floor comprises a welcoming entrance hall, comfortable lounge, and a generous kitchen/diner with adjoining utility room and convenient WC. Upstairs, there are three well-proportioned bedrooms, including a principal bedroom with en-suite, together with a family bathroom.

Externally, the property benefits from a driveway to the front, with double gates providing access to additional parking and a detached single garage. To the rear is a beautifully landscaped, south-facing garden, thoughtfully designed for outdoor entertaining and enjoying the open field views beyond.

A fantastic opportunity to acquire a modern home that has been lovingly maintained by the current owners and is ready to move straight into.

Entrance Hall

Composite glazed entrance door to front. Skimmed ceiling. Laminate flooring. Stairs to first floor landing.

Lounge 19'1" x 10'7" (5.82m x 3.23m)



PVC double glazed window to front. French doors to rear. Skimmed ceiling. Underfloor heating with wall mounted controls.



Kitchen/Dining Room 19'1" x 10'5" (5.82m x 3.18m)



PVC double glazed windows to front and rear. Skimmed ceiling. Laminate flooring with under floor heating. Built in under stairs cupboard. Fitted with a matching range of base and eye level units with roll edge work surfaces over with matching upstand and tiled splash backs. Composite sink unit with drainer and mixer tap. Tiled splash backs. Four ring ceramic hob with extractor hood over. Built in twin eye level oven and grill. Integrated fridge/freezer. Integrated slim line dishwasher. Radiator.



Utility Room 6'0" x 5'4" (1.84m x 1.64m)



PVC double glazed door to rear. Skimmed ceiling. Recessed spot lights. Laminate flooring. Extractor fan. Fitted base and eye level units with roll edge work surfaces over. Integrated washing machine.

Cloakroom



PVC double glazed window to rear. Skimmed ceiling. Laminate flooring. Extractor fan. Half height wall tiling. Fitted close coupled toilet with push button flush. Wash hand basin with chrome mixer tap set in vanity unit with built in storage.

First Floor Landing

PVC double glazed window to rear. Skimmed ceiling. Loft access. Radiator. Doors to bedrooms and bathroom. Built in airing cupboard housing hot water cylinder.

Bedroom 1 12'8" x 10'6" (3.87m x 3.22m)



PVC double glazed window to front. Skimmed ceiling. Radiator.



En-suite 6'0" x 6'11" (1.84m x 2.11m)



PVC double glazed window to rear. Skimmed ceiling. Recessed spot lights. Extractor fan. Tiled flooring. Full height wall tiling. Shaver point. Chrome heated towel rail. Fitted with a 3 piece suite with quadrant shower cubicle with glass sliding door and thermostatic bar shower. Concealed cistern toilet with push button flush. Ceramic wash hand basin with chrome mixer tap set in vanity unit with built in storage.

Bedroom 2 9'8" x 10'9" (2.95m x 3.29m)



PVC double glazed window to rear. Skimmed ceiling. Radiator.

Bedroom 3 9'1" x 8'2" (2.77m x 2.50m)



PVC double glazed window to front. Skimmed ceiling. Radiator.



Bathroom 5'4" x 9'0" (1.65m x 2.75m)

PVC double glazed window to front. Skimmed ceiling. Recessed spot lights. Extractor fan. Tiled flooring. Wall tiling. Chrome heated towel rail. Fitted panelled bath with chrome mixer tap. Glass shower screen and thermostatic bar shower. Close couple toilet with push button flush. Ceramic wash hand basin with chrome mixer tap set in vanity unit with built in storage.

Outside

There is a lawn area to the front and a driveway providing off road parking. Double gates opening to the rear providing additional parking. Access to the detached single garage.

The rear garden is enclosed by timber fencing. Laid to lawn with patio seating area and planted borders. Outside lighting. Cold water tap available.

**Garage 18'3" x 8'5" (5.58m x 2.57m)**

Brick built single garage with sectional door to front. Fitted units. Power and light connected.

Property Postcode

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

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: C

Annual charge: No

Property construction: Brick built

Electricity supply: Scottish Power

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Unknown

Heating: Air source heat pump

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: C80

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.

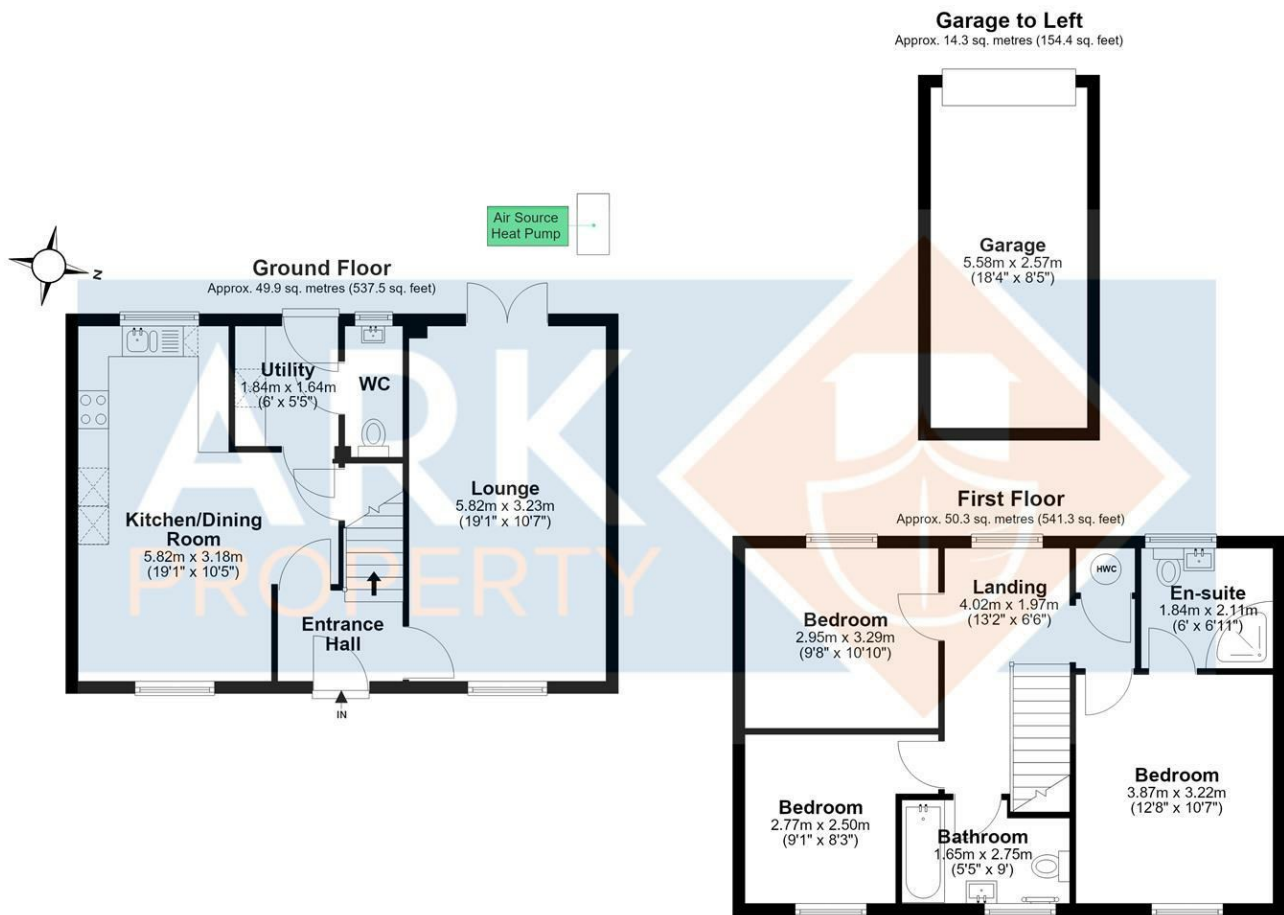
Disclaimer

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.



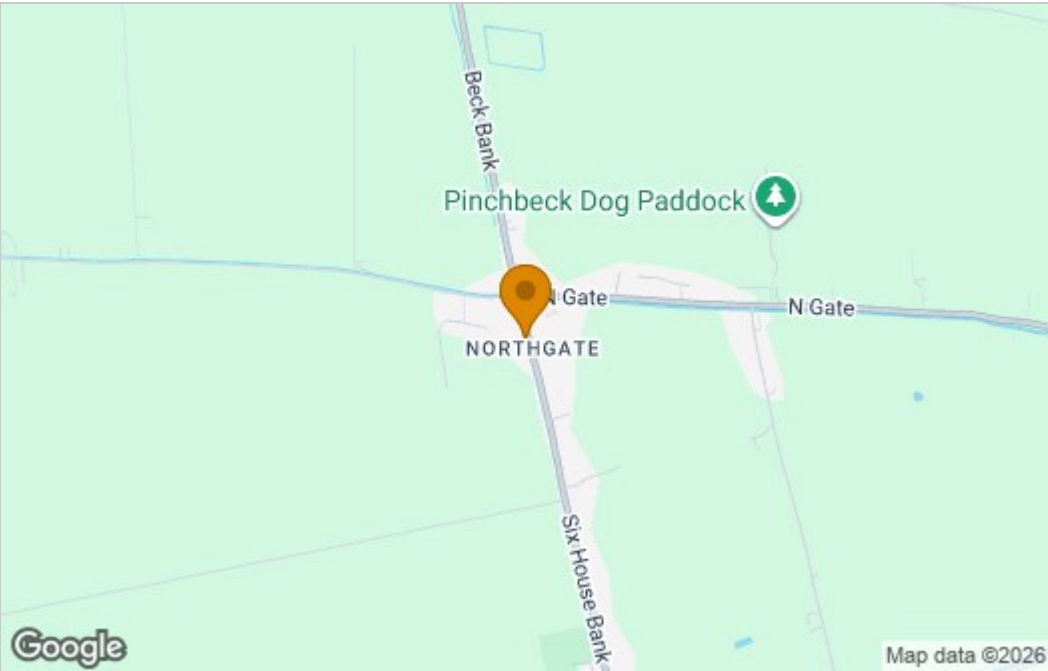
Floor Plan



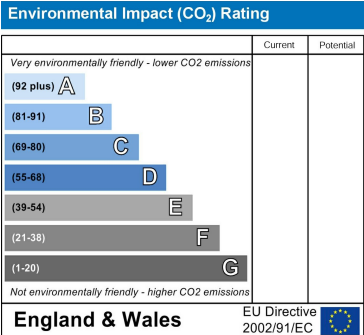
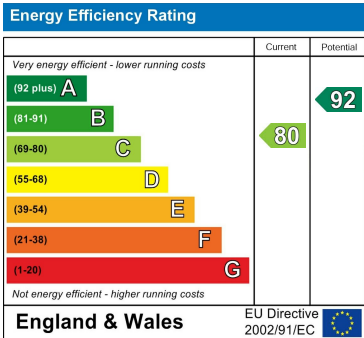
Total area: approx. 114.6 sq. metres (1233.2 sq. feet)

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

Area Map



Energy Efficiency Graph



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