



25 Fennell Road, Pinchbeck, PE11 3RP

£200,000

- Large rear garden
- Within walking distance of village amenities
- Ample off road parking
- Open plan living space
- Three bedrooms
- Conservatory to rear
- Neutral decor throughout

Compact Bungalow with a Surprisingly Big Garden – Priced to Sell!

Situated in the heart of the village, just a short walk from Knight Street and local amenities, this charming bungalow may be compact, but it has everything you need in a home.

Inside, you'll find open-plan living that maximizes space and comfort, while outside, the unexpectedly large rear garden is a real standout—perfect for relaxing, entertaining, or even extending (stp) Priced to sell, this is a fantastic opportunity for one lucky buyer to snap up a great little property in a brilliant location.

Don't miss out—enquire today!

Entrance Hall

UPVC door to front with glazed side panel. Skimmed ceiling. Wood effect laminated flooring. Radiator. Storage cupboard.

Bathroom 8'0" x 4'7" (2.44m x 1.41m)



UPVC double glazed window to side. Skimmed ceiling. Extractor fan. Wood effect flooring. Heated towel rail. Fully tiled walls. Three piece suite comprising of Toilet. Wash hand basin fitted into vanity unit with storage. Bath with mixer tap and separate rainfall shower and shower attachment. Glass shower screen.

Lounge 12'5" x 11'5" (3.79m x 3.50m)



UPVC double glazed window to front. Skimmed ceiling. Radiator. Carpeted.

Kitchen/Dining Room 9'2" x 18'2" (2.81m x 5.54m)



UPVC double glazed window to rear. Skimmed ceiling. Wall mounted gas boiler. Fitted with a range of base and eye level units with work surfaces over. Splash backs. Stainless steel sink with mixer tap. Space and plumbing for washing machine. Integrated fridge freezer. Integrated stainless steel gas hob with glass splash backs and extractor hood over. Integrated stainless steel electric oven. Breakfast bar area.

Dining Area: UPVC double glazed door to conservatory. Skimmed ceiling. Radiator. Tiled effect vinyl flooring.

Conservatory 9'10" x 6'11" (3.01m x 2.13m)



UPVC construction. UPVC double glazed French doors to side opening to garden.

Bedroom 1 9'4" x 11'5" (2.85m x 3.48m)



UPVC double glazed window to front. Skimmed ceiling. Radiator. Fitted storage cupboard with shelving.

Bedroom 2 12'3" x 8'3" (3.75m x 2.54m)



UPVC double glazed window to rear. Skimmed ceiling. Radiator. Carpeted.

Bedroom 3 9'1" x 5'9" (2.78m x 1.77m)



UPVC double glazed window to rear. Radiator. Carpeted.

Outside



Front: Gravel area providing off road parking. Rear: Enclosed by timber fencing. Lawn area with well established trees and bushes. Patio area. Outside lighting. Outside tap.

Property Postcode

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

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: A
Annual charge: No
Property construction: Brick built
Electricity supply: Mains
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 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

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: C72

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

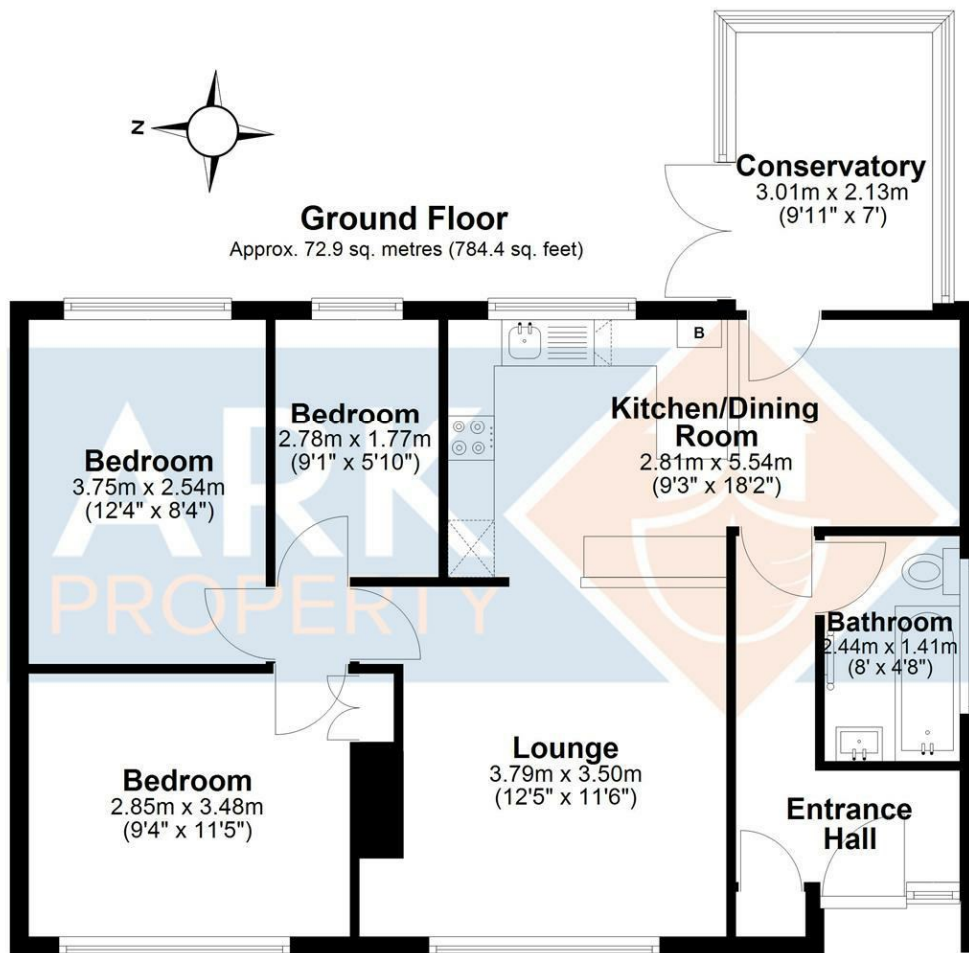
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

Disclaimer

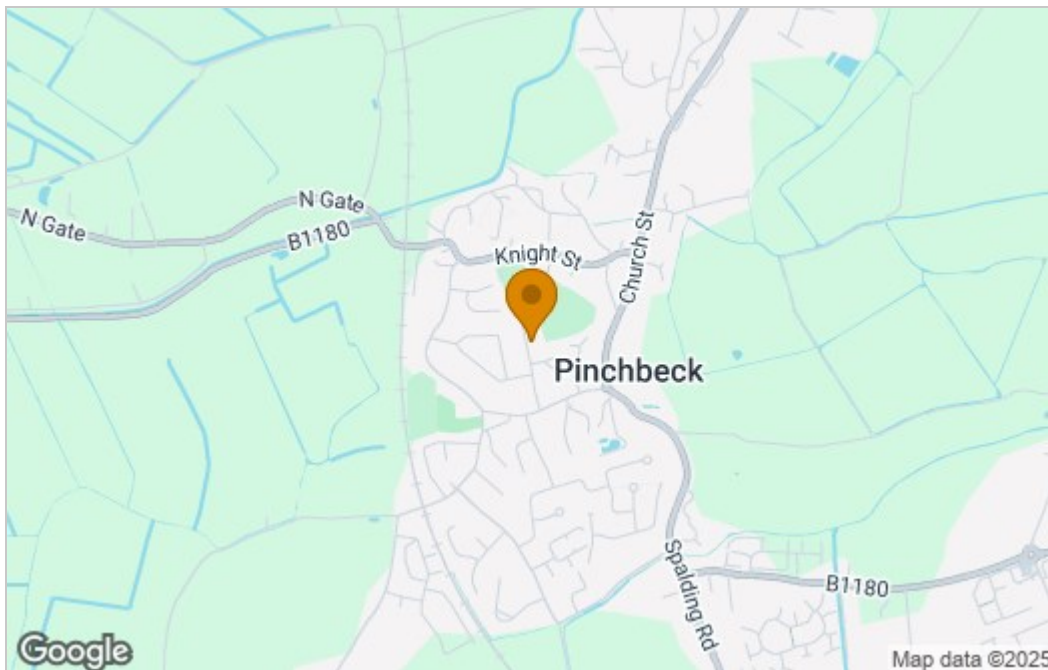
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to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

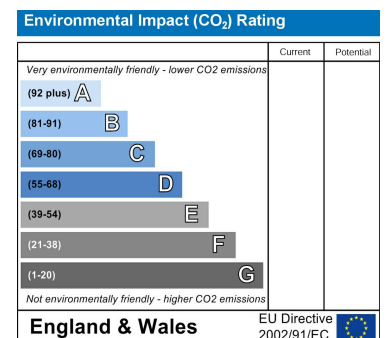
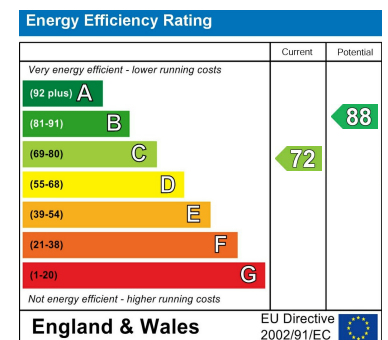


Total area: approx. 72.9 sq. metres (784.4 sq. feet)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a 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 the authority to make or give any representation or warranty in respect of the property.

6 New Road, Spalding, Lincolnshire, PE11 1DQ

Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

