

## 10 Wayet Road, Pinchbeck, PE11 3RR

**£235,000**

- Two bedroom bungalow
- Short walk from the village centre
- Generous plot
- Recently modernised throughout
- Well-designed, flowing layout
- Early viewing is highly recommended

Situated in the heart of Pinchbeck, this beautifully renovated two-bedroom detached bungalow is just a short walk from the village centre and occupies a generous plot.

Recently modernised throughout, the property has been thoughtfully updated to appeal to a wide range of buyers. It offers a well-designed, flowing layout with spacious and well-proportioned rooms, creating a comfortable and practical living space.

An excellent opportunity in a sought-after location — early viewing is highly recommended.

### Entrance Hall 9'7" x 9'5" (2.93m x 2.89m)



PVC double glazed door to front. Loft access. Built in airing cupboard with slatted shelving.

### Lounge 12'0" x 11'10" (3.66m x 3.61m)



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

### Kitchen 8'7" x 12'0" (2.64m x 3.68m)



PVC double glazed window and door to side. Coving to ceiling. Radiator. Matching base and eye level units with work surfaces over. Ceramic sink and drainer with chrome mixer tap. Tiled splash backs. Electric hob with extractor over. Built in oven and grill. Built in fridge/freezer. Space and plumbing for washing machine. Built in pantry (1.56m x 0.88m) with shelving and window to rear.

### Bedroom 1 11'8" x 11'11" (3.56m x 3.65m)



PVC double glazed window to rear. Radiator.

### Bedroom 2 12'3" x 8'7" (3.74m x 2.63m)



PVC double glazed window to front. Radiator.

**Bathroom 5'11" x 5'6" (1.81m x 1.69m)**

PVC double glazed window to side. Radiator. Fitted three piece suite comprising panelled bath with chrome taps and shower over. Wash hand basin set in vanity unit with chrome taps over. Toilet.

**Outside**

To the front of the property is laid to lawn and concrete driveway leading to detached garage. The rear garden is enclosed by timber fencing. Lawn area with a range of plants and hedges. Timber storage shed and outside tap.

**Garage 18'1" x 8'2" (5.52m x 2.51m)**

With up and over door. PVC double glazed window to side. Power and light connected.

**Property Postcode**

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

**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: A

Annual charge: No

Property construction: Brick built

Electricity supply: Utility Warehouse

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: F28

### 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.

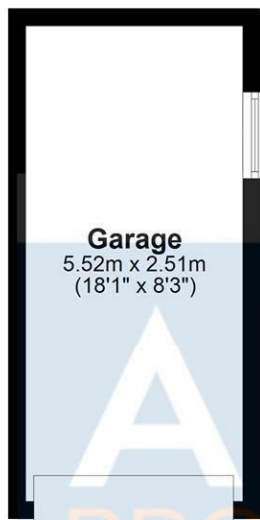
### Disclaimer

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**

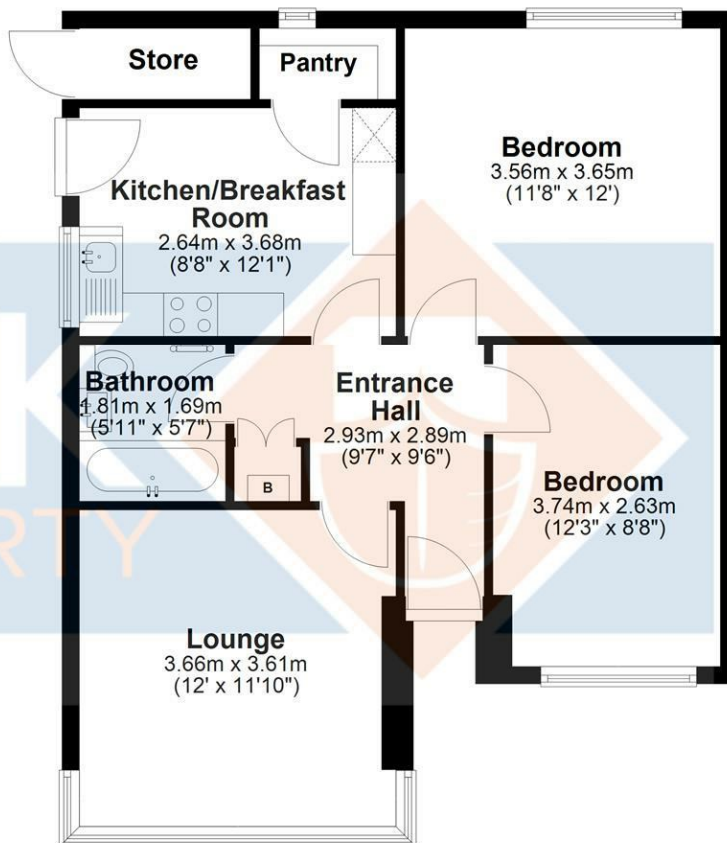
**Garage to Rear Left**

Approx. 13.9 sq. metres (149.1 sq. feet)



**Ground Floor**

Approx. 60.5 sq. metres (651.4 sq. feet)



Total area: approx. 74.4 sq. metres (800.5 sq. feet)

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

**Area Map**



**Energy Efficiency Graph**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			82
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		28	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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