



## 3 Decoy Close, Pinchbeck, PE11 3JS

**£220,000**

- Well maintained cul de sac location
- Quaint detached bungalow
- Well presented throughout
- Garage and off road parking
- Low maintenance rear garden
- Kitchen diner with patio doors leading to garden
- Shower room
- No chain



Tucked away in a quiet cul-de-sac, welcome to Decoy Close—a delightful bungalow offering warmth and charm from the moment you arrive. With a well-thought-out layout and beautiful natural light throughout, this home is both inviting and practical. The kitchen-diner spans the back of the property, making it ideal for those who love gardening or entertaining. Offered with no forward chain, this gem won't be available for long—book your viewing today!

### Entrance Hall



UPVC entrance door to side. Radiator. Dado rail. Carpeted. Airing cupboard.

### Lounge 14'4" into bay x 12'9" (4.38m into bay x 3.91m)



UPVC bay window to front. Radiator. Dado rail. Carpeted. Feature fireplace with inset electric fire and marble hearth. Wall lights.

### Kitchen 7'10" x 13'1" (2.39m x 4.01m)



UPVC window to rear. UPVC door to rear. Vinyl flooring. Radiator. Matching range of base and eye level units with work tops over. Space for gas or electric cooker. Space and plumbing for washing machine. Space for fridge/freezer. Stainless steel sink and drainer with mixer tap over.

### Dining Room 7'10" x 10'1" (2.39m x 3.08m)



UPVC sliding patio door to rear. Dado rail. Radiator. Vinyl flooring.

### Bedroom 1 9'6" x 10'6" (2.91m x 3.21m)



UPVC window to front. Radiator. Carpeted.

**Bedroom 2 8'2" x 10'1" (2.50m x 3.09m)**

UPVC window to side. Radiator. Carpeted.

**Bathroom 6'4" x 6'5" (1.95m x 1.96m)**

UPVC window to side. Corner shower cubicle with chrome shower unit. Pedestal wash hand basin. Toilet. Partially tiled walls. Vinyl floor. Extractor fan. Radiator.

**Outside**

Front: Block paved driveway leading to single garage. Lawn area. Side gated access to rear garden.

Rear: Enclosed by timber fencing. Low maintenance garden with gravel. Summer house. Patio area.

**Garage 18'6" x 8'4" (5.65m x 2.56)**

Up and over vehicular door. Power and light connected. Pedestrian door to side. UPVC window to side.

**Property Postcode**

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

**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: B

Annual charge: No

Property construction: Brick built

Electricity supply: British Gas

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 None over Voice and Data. O2 is Likely over Voice and Limited over 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 - very low. Rivers and the sea - very low. 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: D57

### **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.

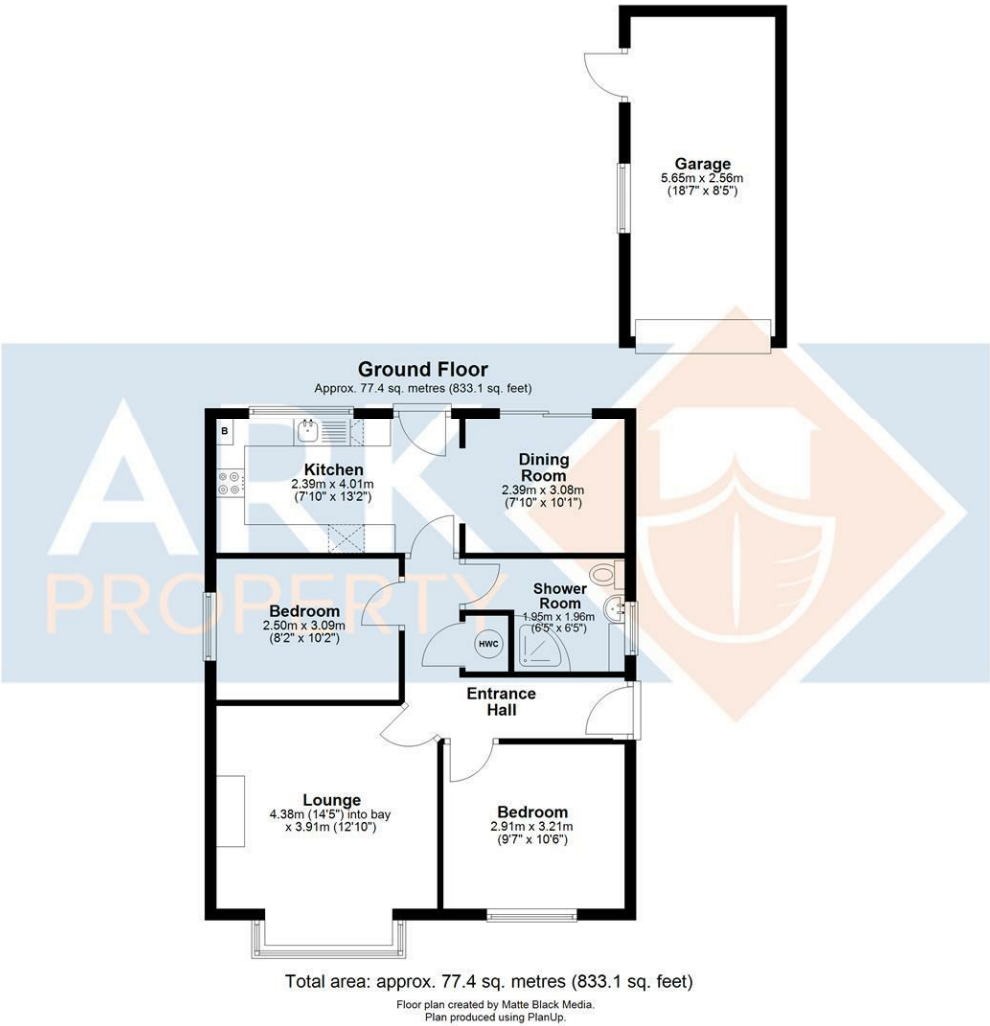
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

### **Disclaimer**

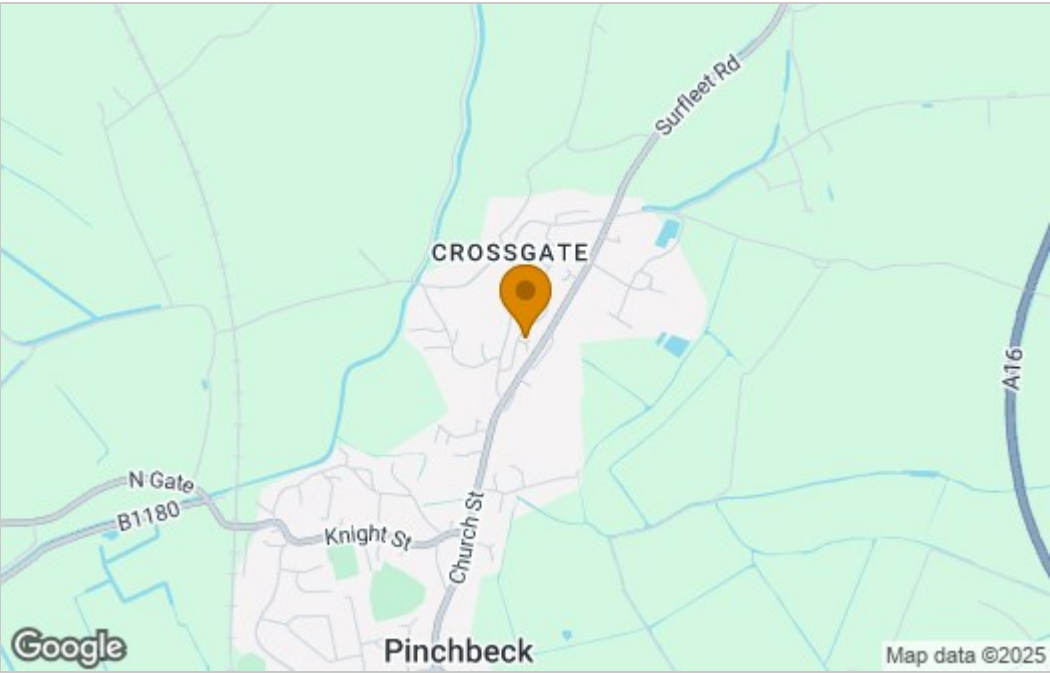
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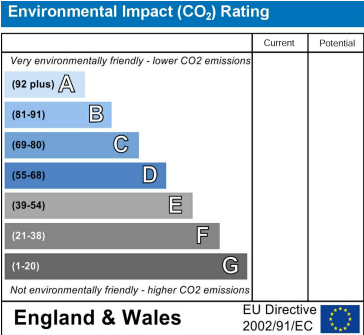
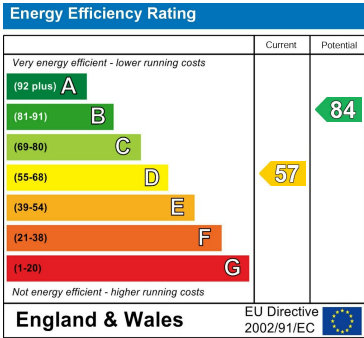
Floor Plan



Area Map



Energy Efficiency Graph



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