ARK PROPERTY

54 Rotten Row, Pinchbeck, PE11 3RH

£230,000

- Stunning mature rear garden
- Within walking distance of amenities on Knight Street
- Three good sized bedrooms
- Summer house and external office overlooking rear garden
- Ample off road parking
- Two shower rooms
- Well presented throughout
- Neutral decor

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Located in the heart of Pinchbeck, just a short walk from local amenities, this beautifully presented three-bedroom home has been lovingly maintained. The stunning outdoor space is a true highlight, perfect for garden lovers. An external office offers picturesque views from one side, while a charming summer house captures the reverse view, creating two tranquil spots to enjoy the scenery.
Inside, the home is neutrally decorated and tastefully finished. You can literally move straight in and start enjoying it from day one.
While the property photographs beautifully, they still can't capture its full charm, it really has to be experienced in person. Book your viewing today and see for yourself.

Entrance Hall 6'7" x 7'7" (2.03m x 2.33m)

Composite glazed door with side panel to side. Radiator. Wooden flooring. Loft access.

Downstairs Shower Room 7'5" x 7'7" (2.27m x 2.33m)

UPVC window to side. Wood effect laminate flooring. Boarded marble effect walls. Shower enclosure with mains shower over. Toilet. Wash hand basin. Wall mounted heated towel rail. Extractor fan.

Lounge 13'5" x 12'1" (4.11m x 3.69m)

UPVC double glazed bay window to front. Radiator. Feature fireplace. Carpeted.

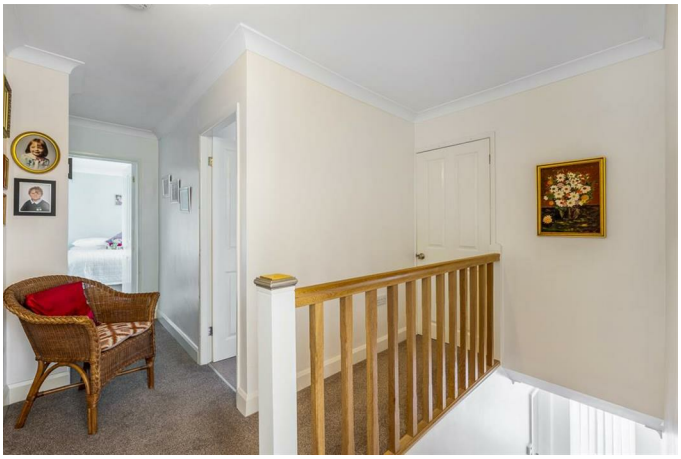
Dining Room 10'9" x 15'7" (3.30m x 4.77m)

UPVC double glazed windows to side and rear. Alcove with space for electric stove. Under stairs storage cupboard. Radiator. Carpeted.

Kitchen 12'3" x 7'5" (3.74m x 2.28m)

UPVC double glazed window to side. Matching wall and base units with work surfaces over. Sink and drainer with mixer tap over. Space and plumbing for dishwasher. Space for fridge/freezer. Built in electric oven and hob with extractor hood over. Radiator. Door leading to rear garden.

First Floor Landing



Loft access. Doors to bedrooms and bathroom. Carpeted.

Bedroom 1 11'5" x 11'6" (3.48m x 3.51m)

UPVC double glazed window to front. Built in wardrobe fitted with hanging rails and shelving. Radiator.

Bedroom 2 8'3" x 11'8" (2.53m x 3.58m)

UPVC double glazed window to rear. Radiator. Carpeted.

Bedroom 3 12'2" x 7'5" (3.73m x 2.28m)

UPVC double glazed window to side. Radiator. Built in cupboard.

Bathroom 5'11" x 5'4" (1.82m x 1.64m)

UPVC double glazed window to side. Corner shower cubicle with shower attachment over. Wash hand basin and toilet set in vanity unit surround. Heated towel rail. Wood effect laminate flooring. Extractor fan.

Outside Utility 6'4" x 8'2" (1.95m x 2.51m)

UPVC door to side. Tiled flooring. Stainless steel sink drainer. Space and plumbing for washing machine. Space for tumble dryer. Loft access.

Outside Store

Outside Toilet

Toilet. Wash hand basin.

Outside Office 7'3" x 11'3" (2.22m x 3.43m)

Window overlooking the garden. Panelled walls. Tiled flooring. Stable door to side.

Summer House

Outside

Front: Gravel driveway providing off road parking for several vehicles.
Rear: Enclosed by timber fencing. Lawn area surrounded by shrubs. Well established trees and bushes. Patio area. Walkway leading to summer house. Timber shed.

Property Postcode

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

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: Octopus
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.
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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: D58

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

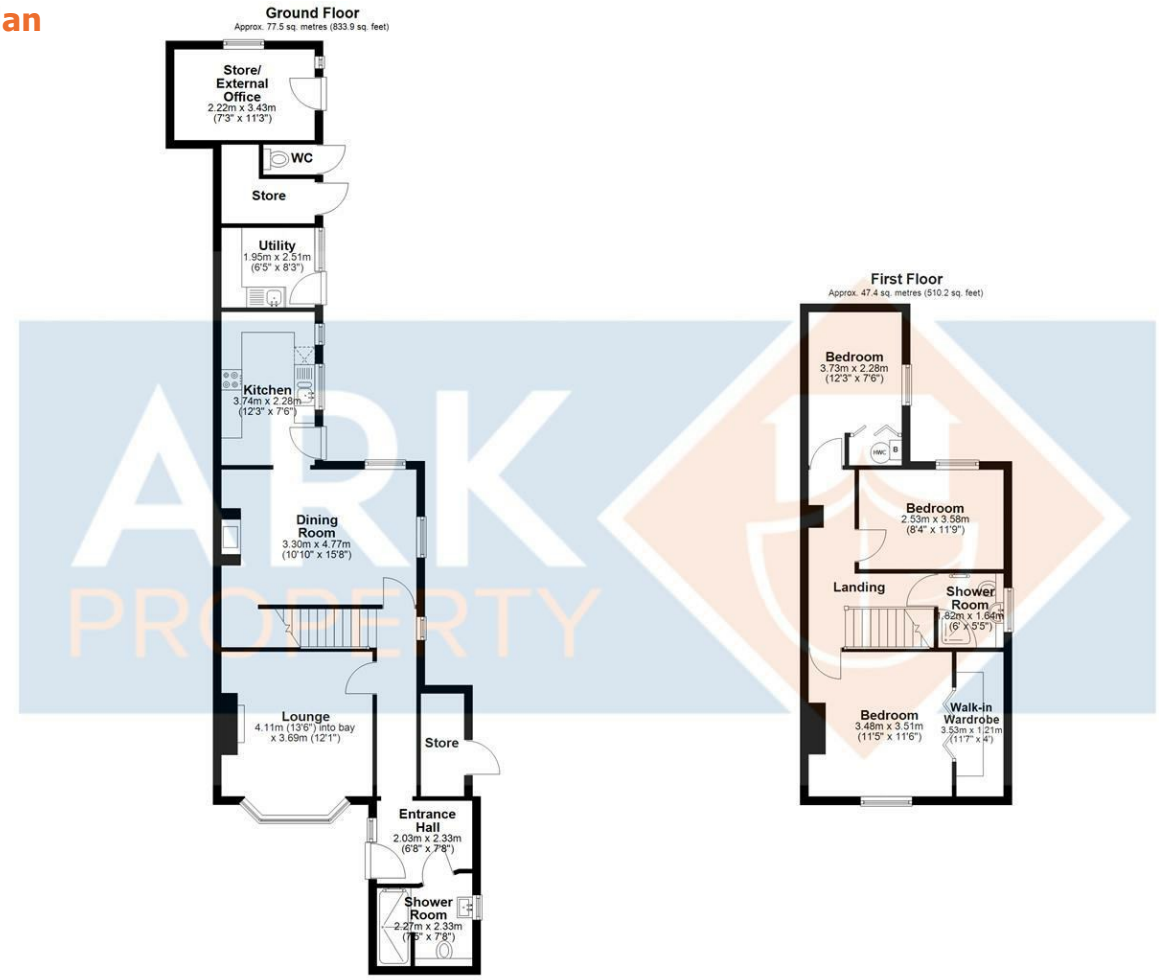
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referal 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.

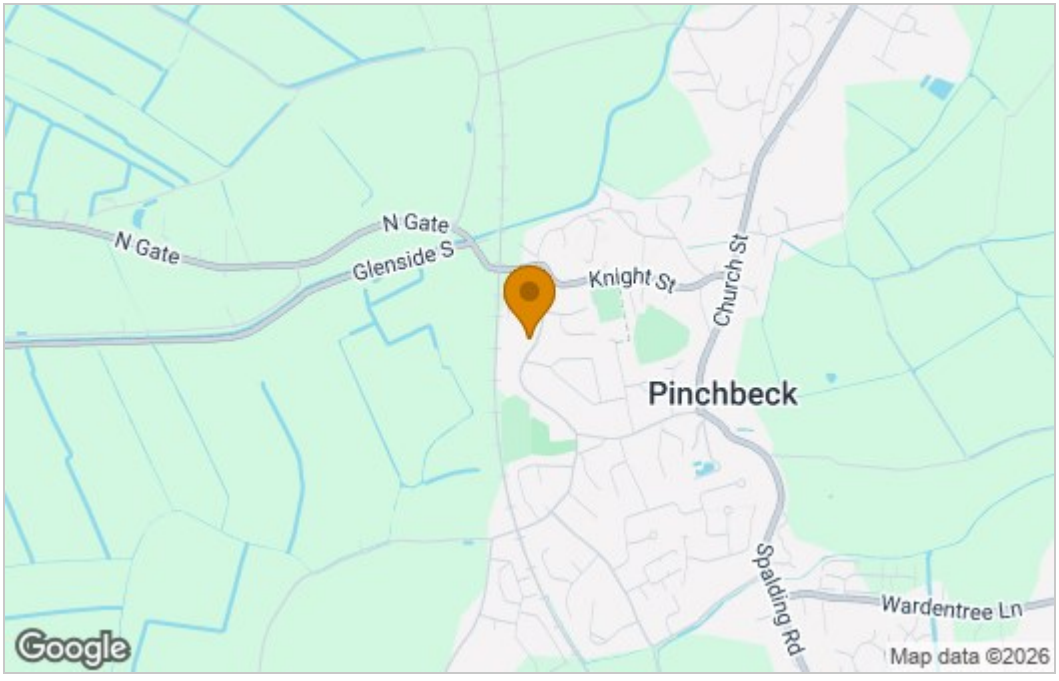
Floor Plan



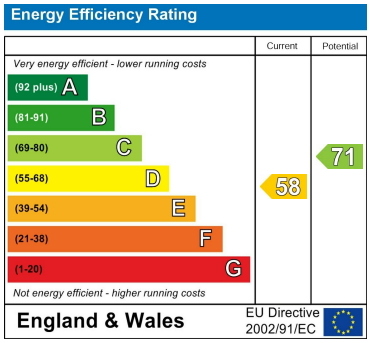
Total area: approx. 124.9 sq. metres (1344.1 sq. feet)

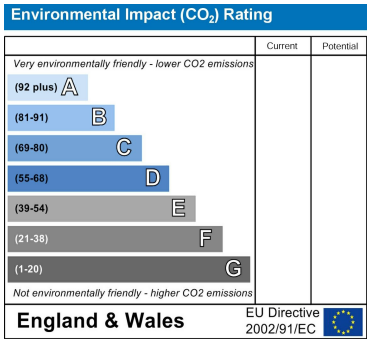
All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





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