



## 24 Mountbatten Avenue, Pinchbeck, PE11 3TP

**£245,000**

- Desirable village development in Pinchbeck
- Built by Allison Homes in the 1980s
- Flexible layout offering two or three bedrooms
- Lounge and spacious kitchen diner with utility area and WC

- Low-maintenance landscaped gardens to front and rear
- Ideal for adaptable single-storey living

Situated within a highly regarded village development in Pinchbeck, this attractive bungalow was constructed by Allison Homes in the 1980s and offers well-balanced, flexible accommodation throughout. The layout allows for either two or three bedrooms, making it suitable for a range of needs, alongside a welcoming lounge and a spacious kitchen diner with a useful utility area and WC. Outside, the property enjoys thoughtfully landscaped gardens to both the front and rear, designed for minimal maintenance while still providing pleasant outdoor space. An excellent opportunity for those seeking adaptable single-storey living within a popular village location.

**Entrance Hall 11'2" x 12'10" (3.41m x 3.92m)**



Composite glazed entrance door to side, coving to ceiling with loft access, laminate flooring, radiator.

**Lounge 16'0" x 12'1" (4.88m x 3.70m)**



PVC double glazed window to front, coving to ceiling, radiator.



**Kitchen 11'11" x 12'11" (3.65m x 3.95m)**



PVC double glazed window to rear, coving to ceiling, vinyl flooring, radiator. Fitted with a matching range of base and eye level units with roll edge work surface and tiled splashback, stainless steel sink and drainer with mixer tap over. Freestanding cooker, space for fridge freezer.



**Utility Area 5'8" x 8'0" (1.75m x 2.45m)**



PVC double glazed window to rear. Space and plumbing for washing machine and tumble dryer.

**Cloakroom**



Toilet. Wash hand basin. Partially tiled walls.  
Radiator.

**Bedroom 1 11'9" x 11'3" (3.60m x 3.44m)**



PVC double glazed window to front, coving to ceiling, radiator.

**Bedroom 2 10'11" x 7'10" (3.34m x 2.40m)**



PVC double glazed window to rear, coving to ceiling, radiator.

**Bedroom 3 15'1" x 7'7" (4.61m x 2.32m)**

A flexible room ideal as a bedroom, dining room or playroom. PVC double glazed window to front, radiator.

**Bathroom 5'5" x 6'6" (1.67m x 1.99m)**

PVC double glazed window to rear, coving to ceiling, radiator, full height wall tiling. Fitted with a three piece suite comprising panel bath with chrome taps and electric shower, close coupled toilet with push button flush and wash hand basin set in vanity unit with built in storage.

**Outside**

There is a low maintenance gravel frontage with block paved driveway providing off road parking. A pathway leads to the rear garden which is enclosed by timber fence and mature hedging. There is a large patio seating area and gravel beyond, outside lighting and cold water tap available.



## Property Postcode

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

## 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: EDF

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

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:

## 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.

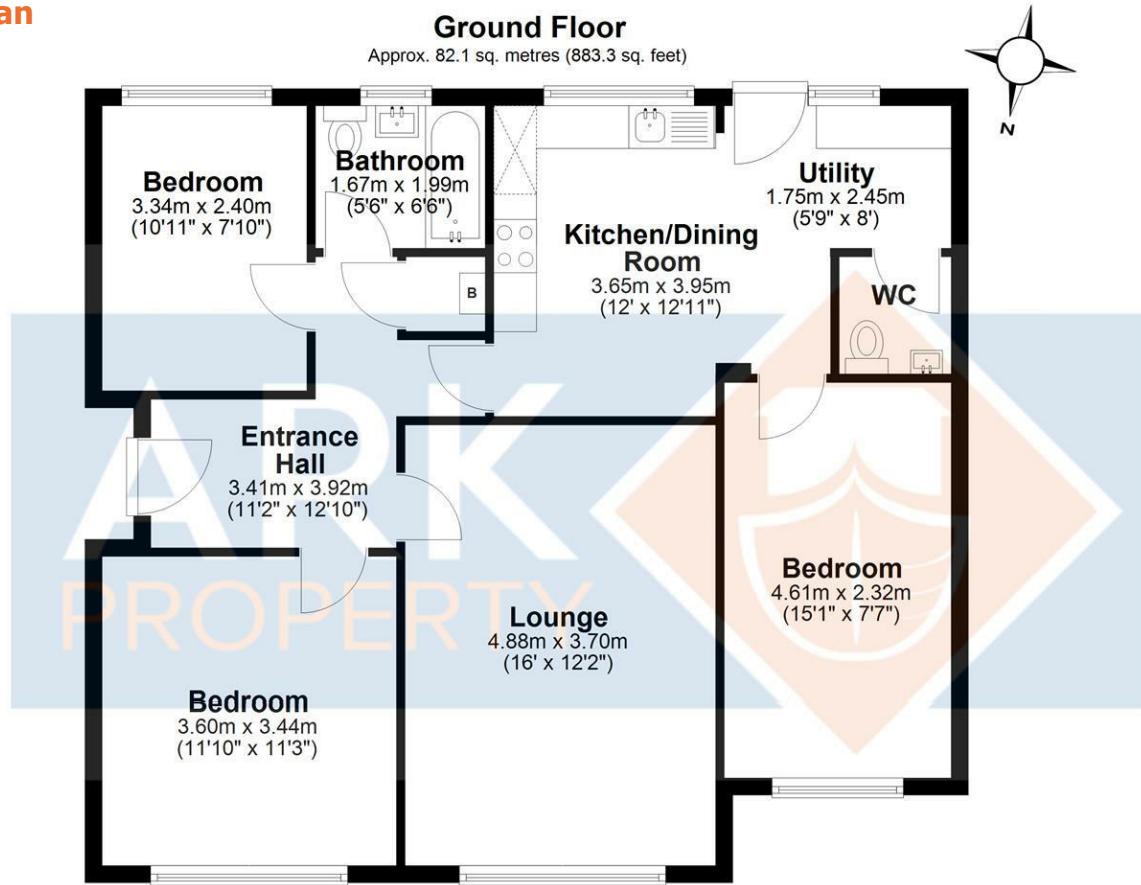
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive 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 firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.



## Floor Plan



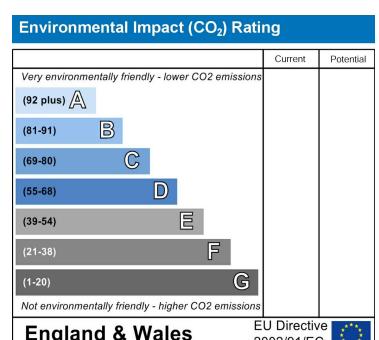
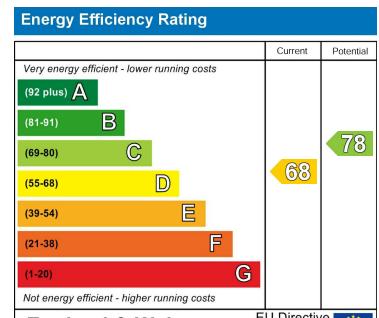
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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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