ARK PROPERTY

7 Sunflower Avenue, Pinchbeck, PE11 5AN

£290,000

- Nearly new three bedroom detached home
- Built by respected developer Bellway Homes
- Spacious kitchen dining family room plus separate lounge
- Principal bedroom with ensuite and modern family bathroom
- Good size rear garden, driveway and single garage
- Popular Pinchbeck Fields development and offered with no onward chain

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Situated on the popular Pinchbeck Fields development and built by the well-regarded Bellway Homes, this nearly new three-bedroom detached home offers well-presented and thoughtfully designed accommodation ideal for modern family living.

The property briefly comprises an entrance hall with ground floor WC, a comfortable lounge, and a spacious kitchen dining family room providing an excellent social space for everyday living and entertaining. To the first floor there are three bedrooms, including a principal bedroom with ensuite, along with a contemporary family bathroom.

Outside, the home benefits from a good-sized rear garden, a driveway providing off-road parking, and access to a single garage.

Offered to the market with no onward chain, this attractive home presents a fantastic opportunity for buyers seeking a modern property in a popular residential location.

Entrance Hall

Double glazed entrance door to the front. Stairs to first floor. Under stairs storage cupboard. Further storage cupboard. Radiator. Wood effect flooring.

Cloakroom

PVC double glazed window to front. Wash hand basin. Toilet. Partly tiled walls. Radiator.

Lounge 12'1" x 11'1" (3.69m x 3.39m)

PVC double glazed window to front and two windows to side. Wood effect flooring. Radiator.

Kitchen

PVC double glazed window to rear. Fitted with a matching range of wall and base units with roll edge worksurfaces over. Sink drainer with mixer tap. Integrated fridge/freezer. Integrated dishwasher. Built in oven with electric hob and extractor fan over. Radiator. Wood effect flooring.

Open Plan Living 14'9" x 18'4" (4.51m x 5.60m)

French doors with glazed side panels to rear. Radiator. Wood effect flooring.

Utility Room 5'4" x 5'9" (1.65m x 1.77m)

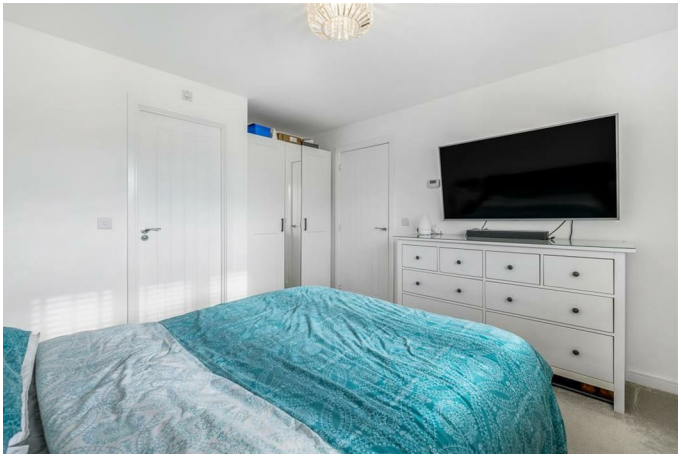
PVC double glazed door to side. Fitted units with worksurfaces. Sink unit with drainer and mixer tap. Central heating boiler. Space and plumbing for washing machine.

First Floor Landing 11'3" x 6'10" (3.43m x 2.10m)

Loft access. Built in storage cupboard. Carpeted.

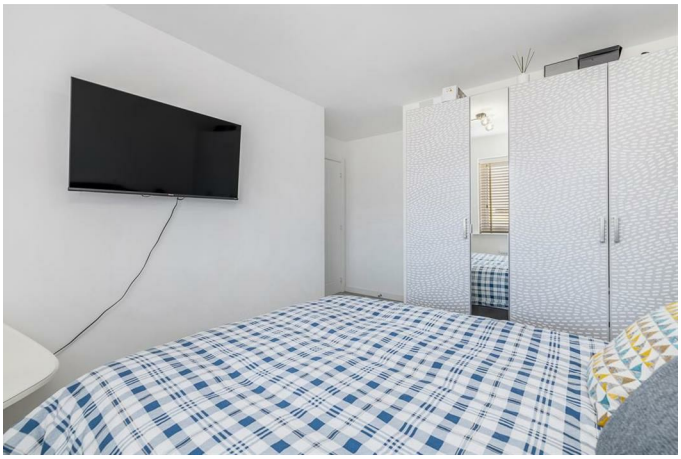
Bedroom 1 10'4" x 11'3" (3.17m x 3.43m)

PVC double glazed window to front. Radiator. Carpeted.



Bedroom 2 10'8" x 9'1" (3.27m x 2.78m)

PVC double glazed window to rear. Radiator. Carpeted.



En-suite 4'8" x 6'5" (1.44m x 1.98m)

Three piece suite comprising of a shower cubicle. Wash hand basin. Toilet. Partially tiled walls. Tiled flooring. Heated towel rail. Extractor fan.

Bedroom 3 8'10" x 8'11" (2.71m x 2.74m)

PVC double glazed window to rear. Radiator. Carpeted.

Bathroom 6'2" x 6'9" (1.88m x 2.08m)

PVC double glazed window to front. Three piece suite comprising of a bath with shower over. Glass shower screen. Wash hand basin. Toilet, Partially tiled walls. Tiled flooring. Heated towel rail. Shaver point.

Outside

The front of the property has a pathway leading to front door. The side of the property has a driveway providing off-road parking leading to the single garage. Gated access to the rear garden.
The rear garden is enclosed by timber fencing. Laid to lawn and an extended patio seating area ideal for entertaining.

Garage 20'4" x 10'8" (6.20m x 3.27m)

Vehicular door to front. Power and light connected.

Property Postcode

For location purposes the postcode of this property is: PE11 5AN

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: C
Annual charge: Charges to be confirmed.
Property construction: Brick built
Electricity supply: Scottish Power
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: B84

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.

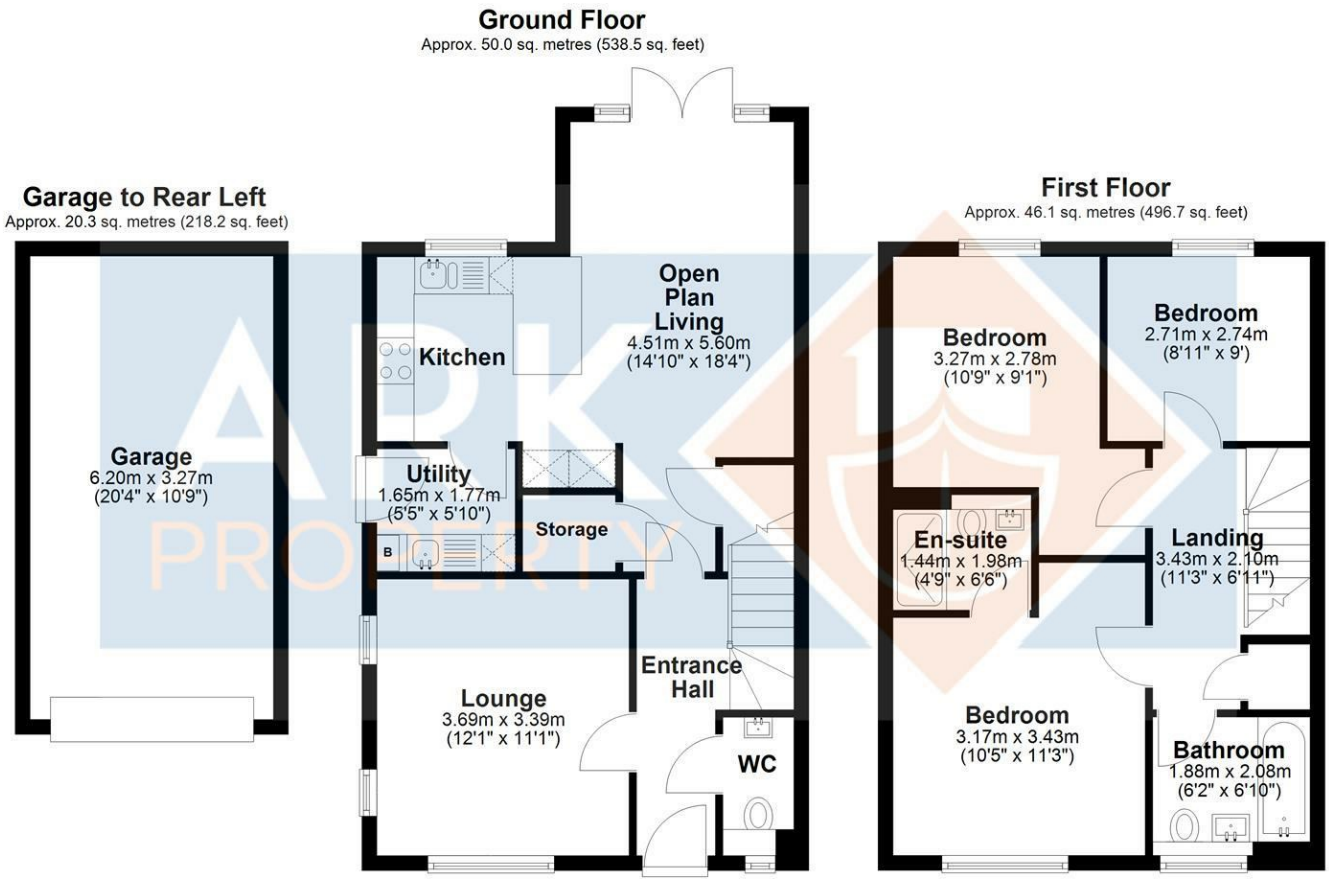
Referral & Fee Disclosure
We can also offer full Financial and Solicitor services.

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

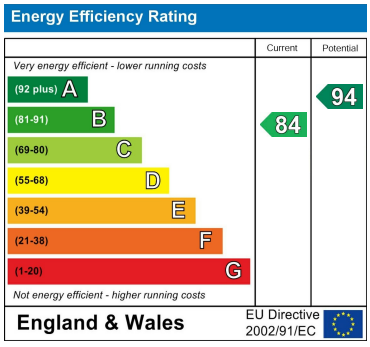


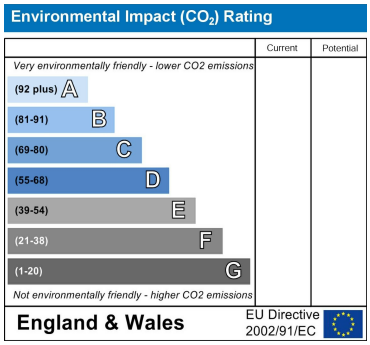
Total area: approx. 116.4 sq. metres (1253.4 sq. feet)

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

Area Map

Energy Efficiency Graph





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