



## **Plot Slipe Drove, West Pinchbeck, PE11 3NF**

**Open To Offers £210,000**

Brand new semi-detached house being built by a local developer. Estimated completion March 2023. Finished to a high specification and benefit from two allocated parking spaces and fully enclosed rear gardens. This three bedroom semi-detached property comprises of, entrance hallway, cloakroom, kitchen diner, living room, first floor landing, bedroom one with en-suite, two further bedrooms and bathroom. Located by the river Glen with your closest village being Pinchbeck with amenities such as grocery shops, barbers/hairdressers, pub restaurants, award winning butchers, local bakers, pharmacy and coffee shop. 3.3 miles from the historic town of Spalding and 8.8 miles from Bourne.

**Entrance Hallway 13'1" x 3'3" (4.00 x 1.00)**



Entrance door to front aspect. Stairs to first floor landing.

**Cloakroom 6'6" x 3'3" (2.00 x 1.00)**



Toilet. Wash hand basin.

**Kitchen 13'1" x 11'1" (4.00 x 3.400)**



Upvc window to front aspect. Fitted with base and wall units with work surface over. Integrated oven with hob and extractor hood over. Sink with drainer. Space for washing machine.



**Living Room 18'5" x 13'4" (5.620 x 4.068)**



Upvc window and double doors opening to rear garden. Radiator.

**First Floor Landing**



Cupboard. Loft access.

**Bedroom One 13'4" x 10'0" ( 4.087 x 3.070)**



Upvc window to rear elevation. Radiator.

**En-Suite 8'9" x 3'3",0'0" (2.670 x 1,00)**



Shower cubicle. Toilet. Wash hand basin set in vanity with cupboard beneath.

**Bedroom Two 11'0" x 9'1" (3.370 x 2.780)**



Upvc window to front elevation. Radiator.

**Bedroom Three 10'3" x 8'0" (3.137 x 2.450)**



Upvc window to rear elevation. Radiator.

**Bathroom 7'0" x 6'2" (2.150 x 1.90)**



Upvc window to front elevation.

**Exterior**



Two allocated parking spaces. Gated side access to rear garden.

**West Pinchbeck**

West Pinchbeck is a village west of Pinchbeck approximately 5 miles from the town of Spalding. It has a primary school as well as two public houses and a post office.

Easy access to the A16 provides access towards Peterborough and the A1, whilst Spalding's railway station connects to the East Coast mainline services to London Kings Cross and Midlands Cross Country services to Cambridge, at Peterborough.

West Pinchbeck is 3 miles to Pinchbeck with local amenities such as grocery stores, post office, hairdressers/barbers, two pub restaurants, takeaways, primary schools, etc.). 4.1 miles to Spalding Town Centre and 7.7 miles from Bourne Town Centre.

**Property Postcode**

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

## Quality Finishes



## Additional Information

Communal drainage system for all 7 plots. There will be a management company for the drainage and therefore, will be a management cost.

Freehold with vacant possession on completion.

## Viewing

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.

## Local Amenities

Hospitals Nearby: 4.5 miles from Johnson Community Hospital in Spalding, 19 miles from Pilgrim Hospital in Boston, 22.1 miles from Peterborough City Hospital

Doctors Surgery Nearby: 4.5 miles from Johnson GP in Spalding, 5.1 miles from Munro Medical Centre in Spalding, 5.1 miles from Beechfield Medical Centre in Spalding, 8.4 miles from Hereward Medical Centre in Bourne

Dentists Surgery Nearby: 3.1 miles from Fenhouse Dental Practise in Spalding, 3.9 miles from Pinchbeck Dental Surgery in Pinchbeck, 4.1 miles from Winsover Dental Care in Spalding, 4.2 miles from Elegant Smiles in Spalding, 6.1 miles from Spalding Dental Surgery in Spalding, 6.9 miles from Fenhouse Dental Surgery in Gosberton

Shopping Centres Nearby: 6.8 miles from Springfields Outlet Shopping & Garden Centre in Spalding, 7.7 miles from Baytree Garden Centre, 17.4 miles from Boston Shopping Park, 23.5 miles from Queensgate Shopping Centre in Peterborough, 25.8 miles from Serpentine Green in Peterborough, 53 miles from Rushden Lakes Shopping Centre

Supermarkets/Convenience Stores Nearby: 3.1 miles from Spar in Pinchbeck, 3.6 miles from Spar

in Spalding, 4.2 miles from Sainsburys in Spalding, 4.7 miles from Morrisons in Spalding, 12.6 miles from Tesco's in Holbeach, 17.1 miles from Asda in Boston

Train/Bus Stations Nearby: 4.6 miles from Spalding Train Station, 5.4 miles from Spalding Bus Station, 7.5 miles from Bourne Bus Station, 17 miles from Boston Bus Station, 17 miles from Boston Train Station

Leisure Clubs Nearby: 5.7 miles from Castle Sports Centre and Swimming Pool in Spalding, 8.4 miles from Bourne Leisure Centre, 17.7 miles from Princess Royal Sports Arena in Boston

Theatres Nearby: 5.4 miles from South Holland Centre in Spalding, 16.9 miles from Savoy Cinema in Boston, 25.2 miles from Showcase Cinema in Peterborough, 29.2 miles from The Light Cinema in Wisbech

Beaches Nearby: 39.5 miles from Skegness Beach, 48.5 miles from Hunstanton Beach, 64 miles to Wells Next To The Sea Beach

## Offers 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 with the Estate Agents (undesirable Practices) order 1991 and money laundering regulations. The business will perform a Money Laundering Check as part of its Money Laundering Policy and this will be performed via Veriphy.

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 your 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.

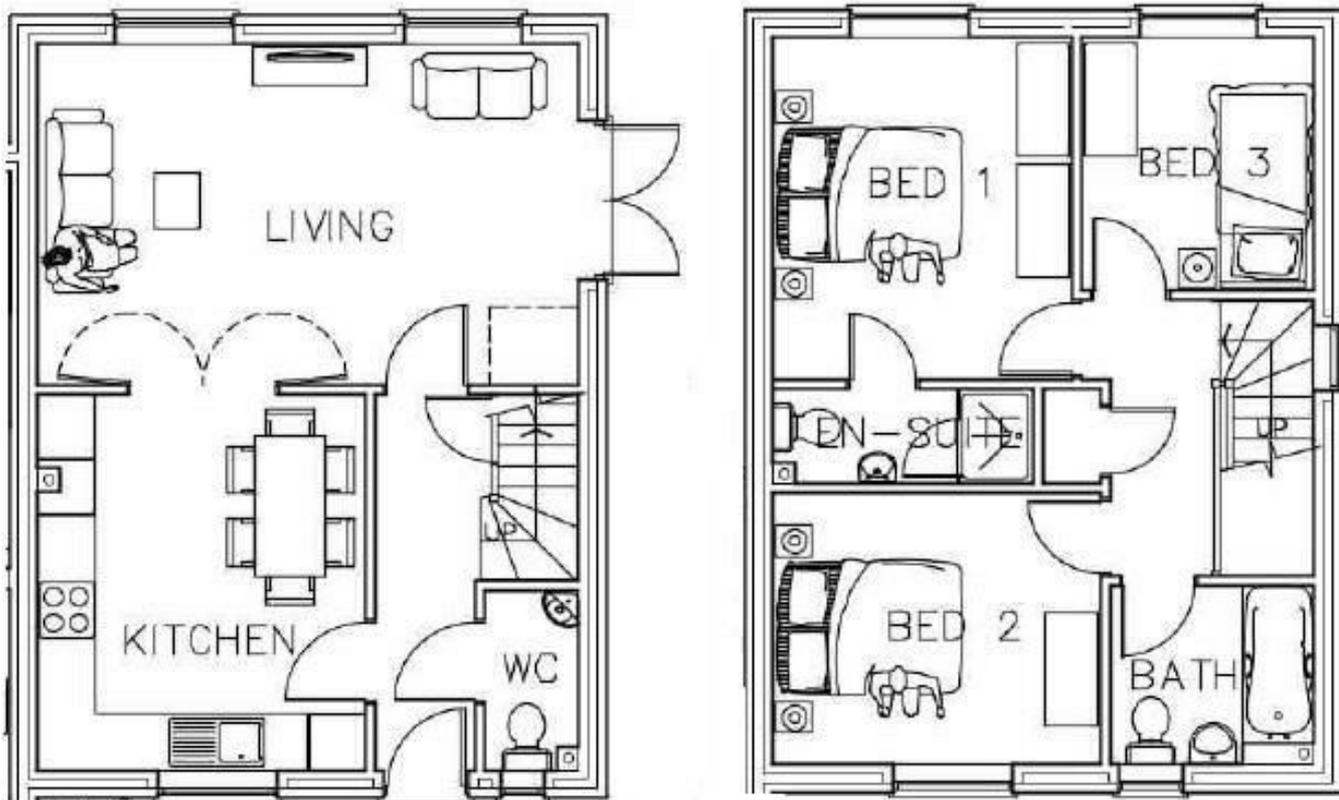
## Disclaimer

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.

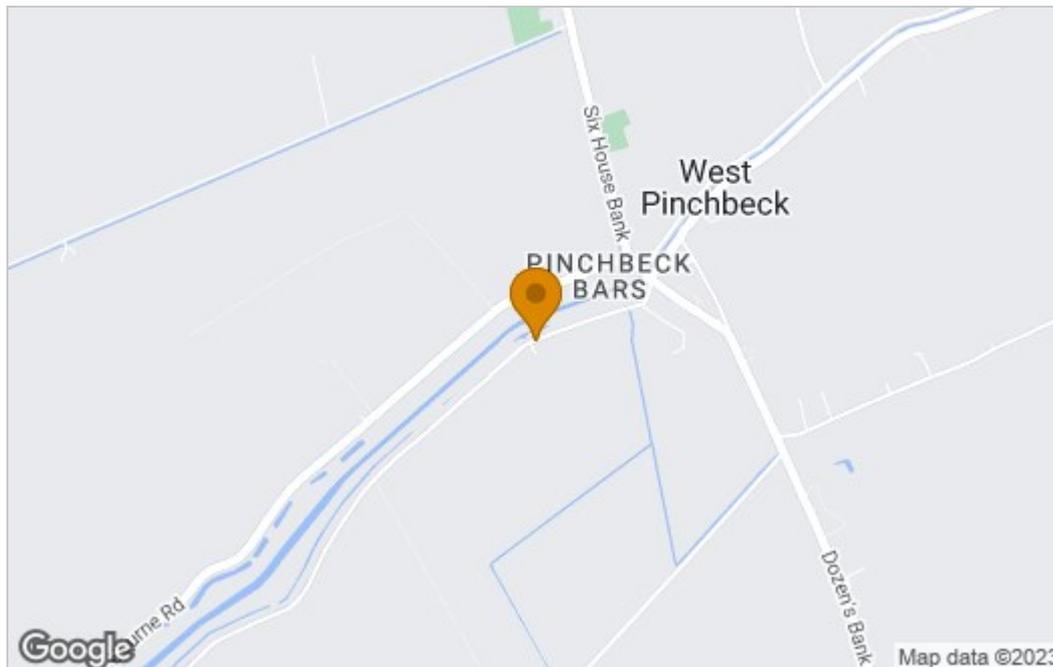
Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

Please be advised, the photos of the finish of the internals are from the 1st phase which was the first 4 plots which are sold and completed. These pictures are used to help visualise the finished product and quality of the plots in the 2nd phase. Flooring, kitchen and bathroom choices may differ due to availability.

### Floor Plan



### Area Map



### Energy Efficiency Graph

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