ARK PROPERTY









5 Redmile Close, Pinchbeck, PE11 3UT

Guide Price £525,000

- Extended detached executive home in a sought-after cul-de-sac location.
- Four spacious double bedrooms, including a principal bedroom with ensuite.
- Multiple versatile reception rooms – see the floorplan to appreciate the layout.
- Family bathroom on the first floor.
- Attractive front and rear gardens, ideal for outdoor enjoyment.
- Two double garages providing excellent parking and storage.

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Located in a peaceful cul-de-sac on Redmile Close, Pinchbeck, this extended detached executive home offers exceptional space and versatility throughout. Boasting four generous double bedrooms, including an ensuite to the principal bedroom, plus a family bathroom on the first floor, it's perfectly suited to modern family living.

The ground floor truly has to be seen to be appreciated, with an abundance of reception rooms offering endless possibilities to suit your lifestyle. Be sure to check out the floorplan to see how this impressive home could work for you!

Outside, the property benefits from attractive front and rear gardens along with the rare advantage of two double garages. Contact Ark today for more information or to arrange your viewing.

Entrance Porch 7'4" x 4'9" (2.26m x 1.45m)
PVC double glazed window and door. Coving to ceiling. Laminate flooring. Radiator.

Entrance Hall 7'10" x 9'10" (2.41m x 3.00m)
Coving to ceiling. Laminate flooring. Radiator.

Cloakroom
PVC double glazed window. Coving to ceiling. Tiled flooring. Half height wall tiling. Fitted close coupled toilet with push button flush. Wash hand basin set in vanity unit with built in storage.

Utility Room 4'1" x 8'11" (1.25m x 2.74m)



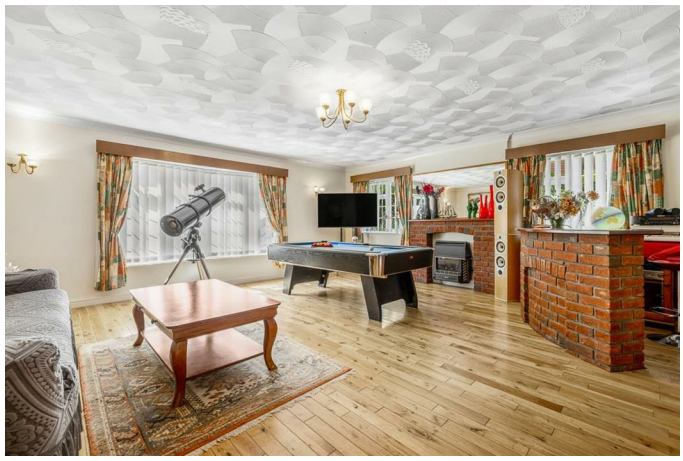
PVC double glazed window. Coving to ceiling. Laminate flooring. Wall mounted mains gas central heating boiler.

Storage Room 12'7" x 5'9" (3.85m x 1.76m)



PVC double glazed window and door. Coving to ceiling. Loft access. Laminate flooring. Radiator.

Games Room 17'9" x 19'1" (5.42m x 5.83m)



PVC double glazed windows. Wood flooring. Coving to ceiling. Radiator. Electric fireplace. Brick built bar.



Kitchen 12'4" x 19'1" (3.76m x 5.84m)



PVC double glazed windows. Coving to ceiling. Laminate flooring. Radiator. Cast iron wood burning stove. Fitted with base and eye level units with worktop space and tiled splash backs. Four ring electric hob with extractor hood over. Stainless steel sink and drainer with mixer tap. Space and plumbing for dishwasher.



Breakfast Room 8'10" x 8'4" (2.71m x 2.56m)



PVC double glazed window. Coving to ceiling. Radiator. Laminate flooring. Built in pantry cupboard with fitted shelving. Fitted kitchen units with worktop space and tiled splash backs. Integrated eye level oven and grill.

Kitchenette 13'5" x 5'10" (4.10m x 1.80m)

Dining Room 9'5" x 13'0" (2.88m x 3.98m)



PVC double glazed doors opening to conservatory. Coving to ceiling. Radiator.



Conservatory 12'6" x 12'2" (3.82m x 3.71m)



Brick and PVC double glazed construction with poly carbonate roof. Laminate flooring. Two radiators. Two sets of French doors opening to the garden.

Study 9'5" x 11'8" (2.88m x 3.58m)



PVC double glazed window. Coving to ceiling. Laminate flooring. Radiator. Fitted wall shelving.

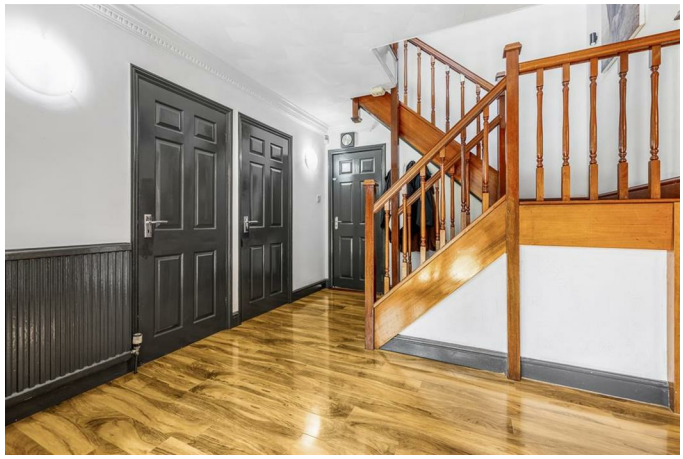
Lounge 16'4" x 14'9" (4.99m x 4.50m)



PVC double glazed bay window. Coving to ceiling. Two radiators. Feature fireplace.



Rear Hallway 11'11" x 10'0" (3.64m x 3.06m)



Coving to ceiling. Laminate flooring. Two radiators. Stairs to first floor landing. Understairs storage cupboard. Built in cupboard with fitted hanging rail.

Rear Porch 4'0" x 13'5" (1.22m x 4.09m)

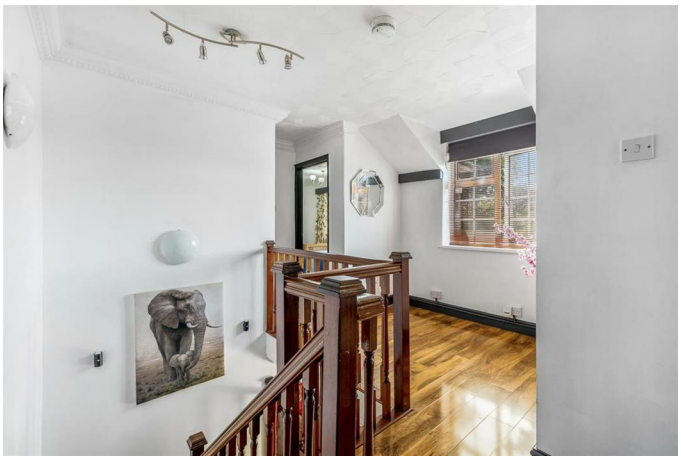


PVC double glazed windows and French doors. Tiled flooring. Sliding door opening to hallway.

Rear Cloakroom



First Floor Landing 12'0" x 10'1" (3.66m x 3.08m)



PVC double glazed window. Coving to ceiling. Laminate flooring. Doors to bedrooms and bathroom. Built in airing cupboard with hot water cylinder and shelf.

Bedroom 1 14'10" x 11'8" (4.53m x 3.56m)



PVC double glazed window. Coving to ceiling. Recessed spot lights. Built in double door wardrobe with fitted shelf and hanging rail. Radiator. Door to en-suite.





En-suite 9'4" x 6'9" (2.86m x 2.08m)



PVC double glazed window. Coving to ceiling. Recessed spot lights. Tiled flooring. Full height wall tiling. Vertical column radiator. Shaver point. Heated towel rail. Fitted walk in shower enclosure with glass folding door and chrome shower riser with rainfall head and hand held attachment. Close coupled toilet with push button flush. Wash hand basin with chrome mixer tap set in vanity unit with built in storage. Illuminated mirrored wall cabinet.

Bedroom 2 12'6" x 12'3" (3.82m x 3.74m)



PVC double glazed window. Coving to ceiling. Radiator. Built in double door wardrobe with fitted shelf and hanging rail.

Bedroom 3 8'8" x 14'7" (2.65m x 4.47m)



PVC double glazed window. Coving to ceiling. Radiator.

Bedroom 4 8'11" x 14'2" (2.72m x 4.34m)



Two PVC double glazed windows. Coving to ceiling. Two radiators. Fitted double door wardrobe with shelf and hanging rail.



Bathroom 9'4" x 5'11" (2.87m x 1.81m)



PVC double glazed window. Coving to ceiling. Recessed spot lights. Extractor fan. Loft access. Tiled flooring. Full height wall tiling. Vertical column radiator. Double ended bath with chrome mixer tap and shower attachment. Close coupled toilet with push button flush. Wash hand basin with chrome mixer tap set in vanity unit with built in storage and illuminated mirrored cabinet.

Outside



The property can be found at the end of a quiet cul de sac of 5 properties. The gravel driveway is accessed via a 5 bar gate and leads onto the wrap around gardens and garages. There are lawns to front and rear. Stone patio seating areas. Timber sheds and storage. Two double garages. There is a range of planted borders and shrubs. Covered fish pond.



Double Garage 19'3" x 17'11" (5.88m x 5.47m)

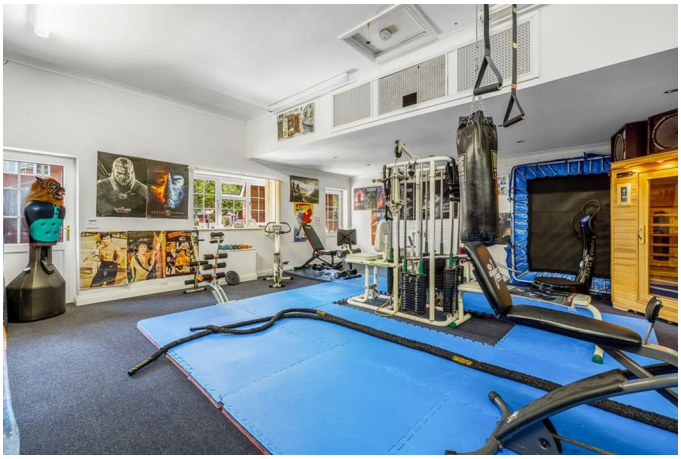


Electric up and over door. Loft access. Power and light connected. PVC double glazed window.

Gym/Office 24'9" x 23'3" (7.56m x 7.11m)



Two up and over doors. PVC double glazed window and doors. Loft access. Coving to skimmed ceiling. Power and light connected.



Property Postcode

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

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: F
Annual charge: No
Property construction: Brick built
Electricity supply: Octopus Energy
Solar Panels: Yes, 8 panels, 8Kw, owned by the property.
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 Double 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: C76

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.





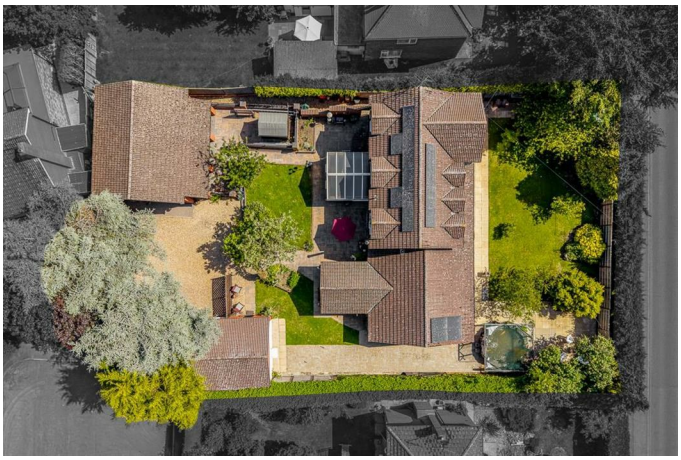




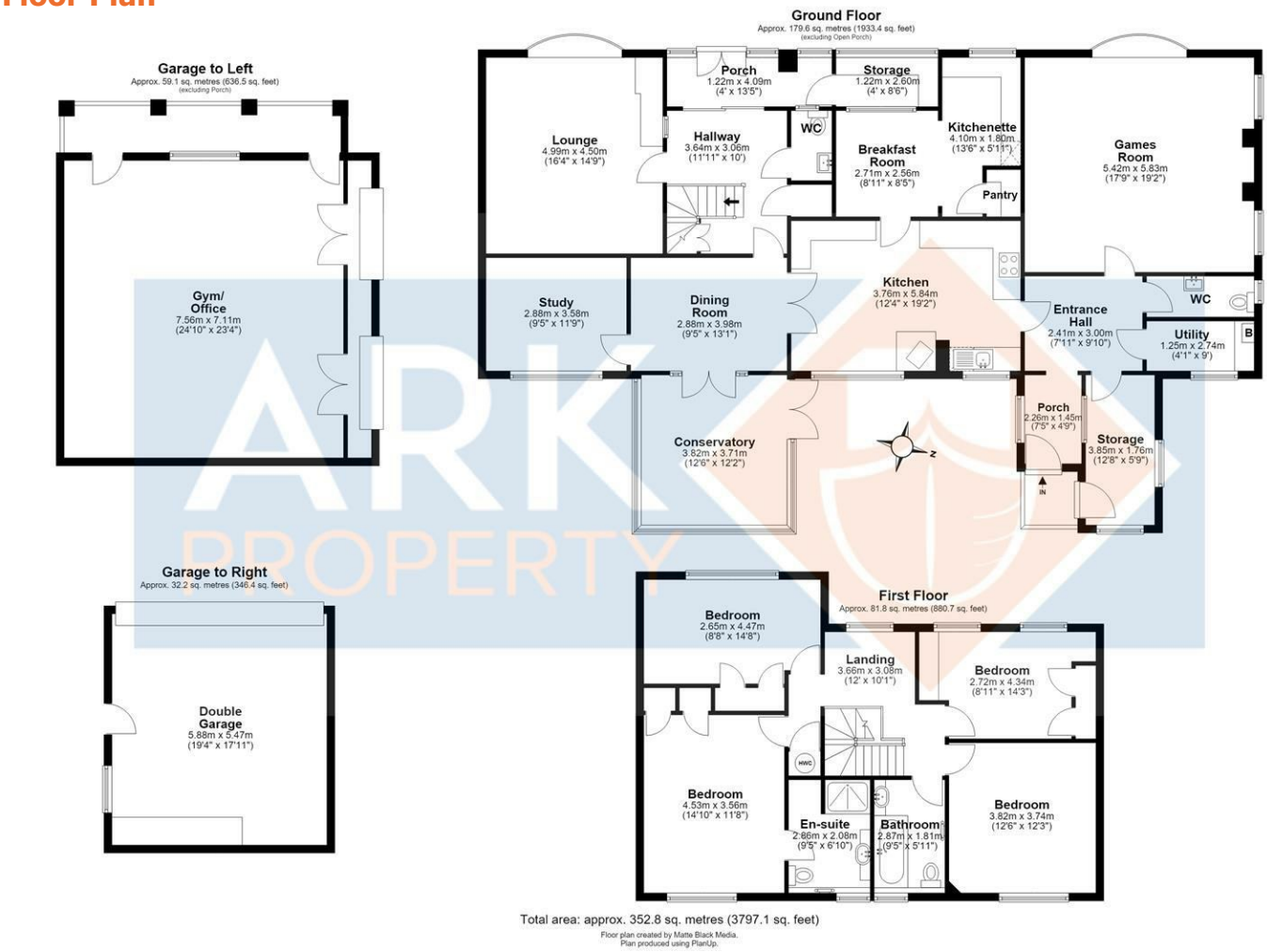








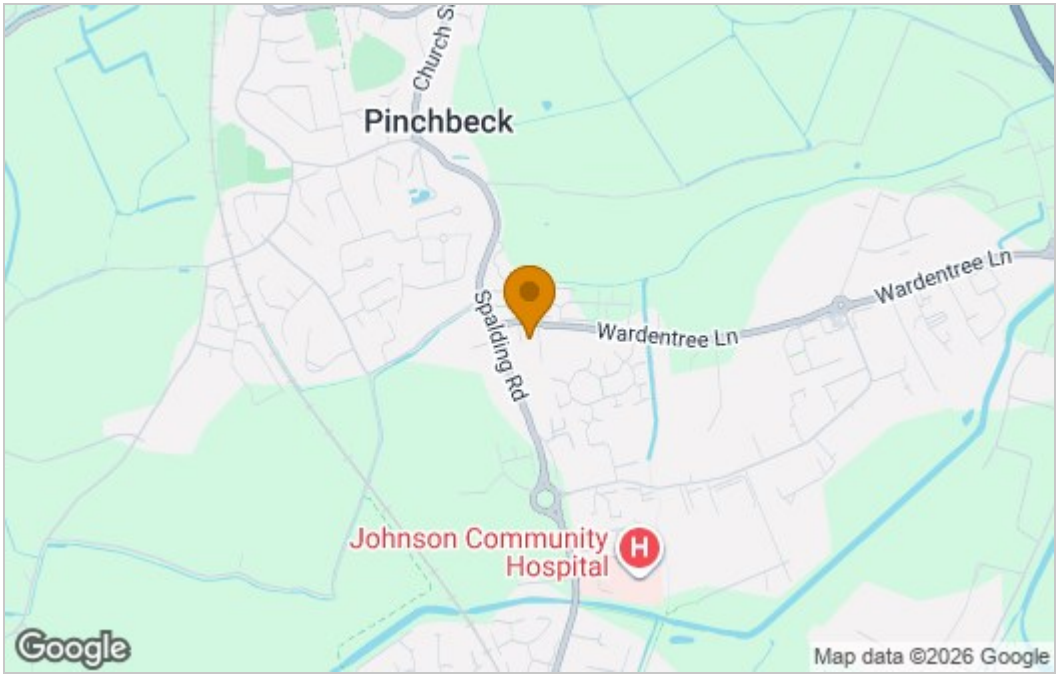
Floor Plan



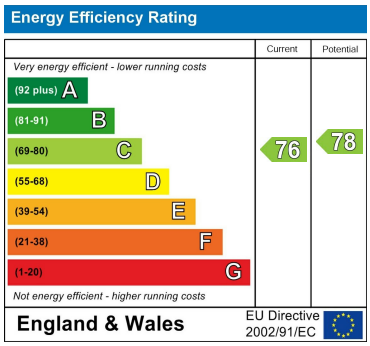
Total area: approx. 352.8 sq. metres (3797.1 sq. feet)

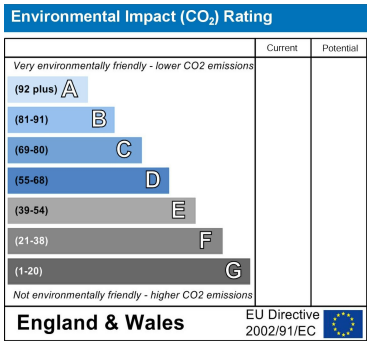
Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





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