



## 96 Pinchbeck Road, Spalding, PE11 1QL

**£280,000**

- Immediate 'exchange of contracts' available
- Being sold via 'Secure Sale'
- Generous plot
- Extensive gardens
- Off road parking for multiple vehicles
- Three reception rooms
- Two bathrooms
- Open plan kitchen dining area with utility space.
- No onward chain
- EPC: D

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £280,000.

Ark Property Centre are delighted to offer for sale The Old Gate House on Pinchbeck Road. Offering spacious accommodation throughout this period home comprises four bedrooms, two bathrooms and three reception rooms and sits on a generous plot. The property is within easy reach of Spalding town centre and adjacent Daffodil Walk takes you along the former Spalding to Boston Railway route to the Vernatt's Nature Reserve. Viewing is by appointment with Ark Property Centre.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

### Spalding

Spalding is a bustling Georgian market town set around the picturesque river Welland; situated between the market town of Boston (14.8 miles away) and the cathedral city of Peterborough (19 miles away). Spalding is famous for its annual Flower Parade which was held every May bank holiday which attracted 100,000 visitors. Spalding town centre has to offer a selection of supermarkets, pub/restaurants/cafes, primary and secondary schooling, banks multiple doctors' surgery's, a hospital, a night club and a water taxi which takes you down the river Welland for a nice day out.

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.

### Entrance Hall 11'6" x 6'6" (3.51m x 2.00m)

Patterned glazed wooden door opening to hall, coving to textured ceiling, radiator, oak flooring, doors to rear hall, bathroom, office and stairs to bedroom 1.

### Kitchen Diner 26'6" x 11'8" (8.09m x 3.56m)



Open plan kitchen dining space with views over the garden. Fitted with a matching range of base and full height handleless units and peninsula, worktop space with matching upstands. Five ring Bosch gas hob with stainless steel floating extractor hood over. Twin Integrated ovens. Composite sink with drainer and chrome mixer tap over. Double glazed window to rear, recessed LED lighting, two vertical designer radiators. Opening to office, sliding doors opening to garden.

### Lounge 11'10" x 17'3" (3.63m x 5.28m)



Double glazed windows to front and side, radiator, coving to textured ceiling, oak flooring, open fireplace with granite hearth and ornate steel fireplace.

**Office 13'0" x 12'11" (3.98m x 3.96m)**

Stairs to first floor landing, coving to textured ceiling, Open fireplace with granite hearth and ornate steel fireplace, oak flooring, door to hallway and door to lounge.

**Rear hall 12'2" x 6'0" (3.73m x 1.83m)**

Obscured glazed entrance door with glazed sidelight, skinned ceiling with recessed lighting, full height and eye level units with worktop space and plumbing for washing machine and tumble dryer. Door to hallway, door and stairs to bedroom 1 and opening to.

**Bathroom 8'11" x 6'11" (2.73m x 2.12m)**

Refitted with a four piece suite comprising bath with chrome mixer tap over and hand held shower attachment, close coupled toilet with push button flush and wash hand basin with chrome mixer tap over set in vanity unit with storage under. Built in shower cubicle with mains shower over. Tiling to walls and floor.

**Bedroom 1 11'5" x 10'10" (3.50m x 3.31m)**

Double glazed windows to rear, three built in wardrobes, radiator, coving to skinned ceiling, door to ensuite.

**Ensuite 7'3" x 6'10" max (2.22m x 2.10m max)**

Fitted with a four piece suite comprising tiled shower cubicle with glass door and electric shower, close coupled toilet and pedestal wash hand basin with chrome taps over.

**Landing**

With doors to bedrooms 2,3 and 4.

**Bedroom 2 9'9" x 11'8" (2.99m x 3.57m)**

Double glazed window to rear, radiator, coving to textured ceiling, loft access, over stairs cupboard.

**Bedroom 3 9'2" x 11'8" (2.81m x 3.58m)**

Double glazed windows to front and side, radiator, coving to textured ceiling.

**Bedroom 4 11'6" x 7'11" max (3.53m x 2.43m max)**

Double glazed windows to side, coving to textured ceiling, radiator.

**Outside**

To the front of the property and accessed off Pinchbeck Road is a generous gravel driveway providing off road parking for multiple vehicles. There is gated access to the rear garden.

**Rear garden**

Generous patio seating area with step down to extensive garden laid to lawn with mature tree and shrub borders. To the end of the garden there are apple trees, a plum and fig tree also. Timber outbuilding comprise studio with power and light, a garden room and large shed.

**Local Amenities**

Hospitals Nearby: 1.3 miles from Johnson Community Hospital in Spalding, 16.4 miles from Pilgrim Hospital in Boston, 18.7 miles from Peterborough City Hospital

Doctors Surgery Nearby: Beechfield Medical Centre in Spalding, Munroe Medical Centre in Spalding, Johnson GP in Spalding

Dentists Surgery Nearby: Fenhouse Dental Practise, Winsover Dental Care in Spalding, Elegant Smiles in Spalding, Spalding Dental Surgery in Spalding

Shopping Centres Nearby: 1.5 miles from Springfields Outlet Shopping & Garden Centre in Spalding, 2.9 miles from Baytree Garden Centre, 19.4 miles from Queensgate Shopping Centre in Peterborough, 22.7 miles from Serpentine Green in Peterborough, 47.1 miles from Rushden Lakes Shopping Centre

Supermarkets/Convenience Stores Nearby: SPAR in Spalding, Sainsburys in Spalding, Lidl in Spalding, Aldi in Spalding, B&M in Spalding, 2.4 miles from Morrisons in Pinchbeck, 8.1 miles from Tesco in Holbeach, 15 miles from Asda in Boston

Train/Bus Stations Nearby: Spalding Train Station, Spalding Bus Station, 14.8 miles from Boston Train Station, 14.8 miles away from Boston Bus Station, 19.4 miles from Peterborough Train Station, 19.4 miles from Peterborough Bus Station

Leisure Clubs Nearby: Castle Sports Centre and Swimming Pool in Spalding, 11.9 miles from Bourne Leisure Centre, 15.3 miles from Princess Royal Sports Arena in Boston, 20.2 miles from David Lloyd Club in Peterborough

Theatres Nearby: South Holland Centre in Spalding, 14.8 miles from Savoy Cinema in Boston, 17.7 miles from Showcase Cinema in Peterborough, 25.8 miles from The Light Cinema in Wisbech

Beaches Nearby: 36.9 miles from Skegness Beach, 42.8 miles from Hunstanton Beach, 54 miles to Wells Next To The Sea Beach

#### **Property postcode**

For location purposes the postcode of this property is: PE11 1QL

Council Tax Band: C

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be

within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.  
These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

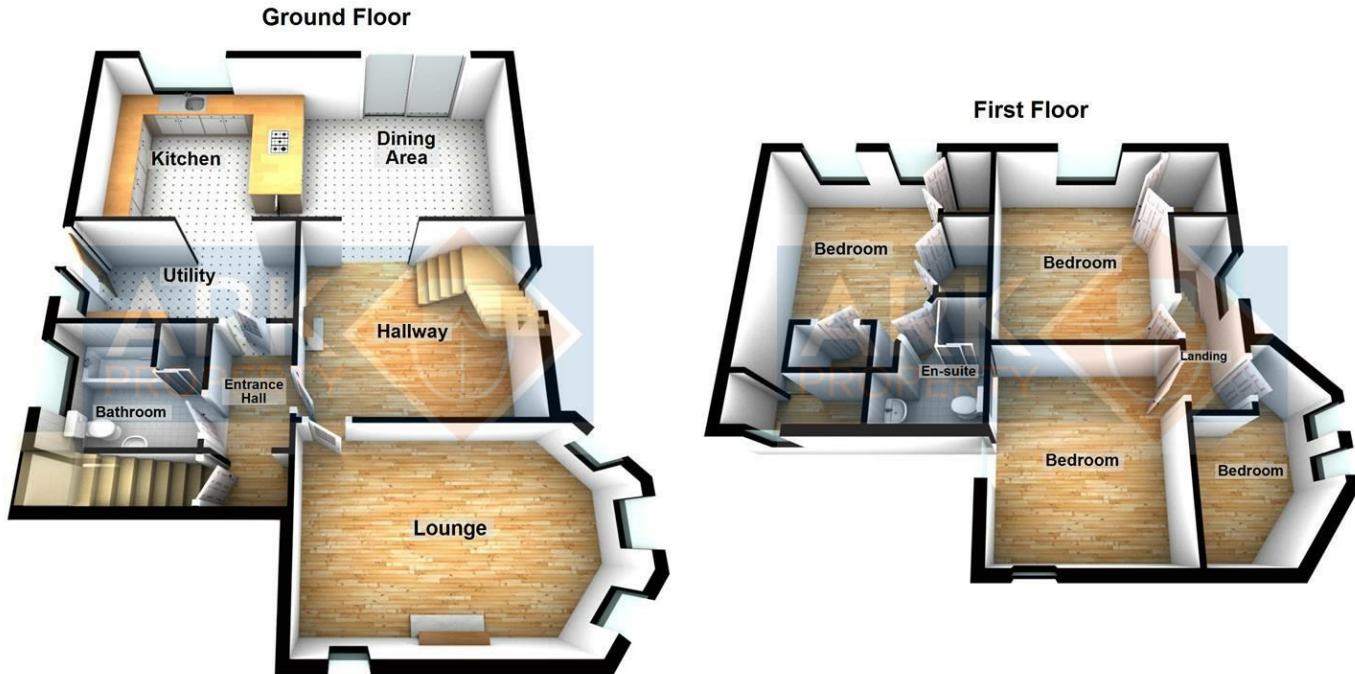
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

#### **Auctioneers Additional Comments**

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

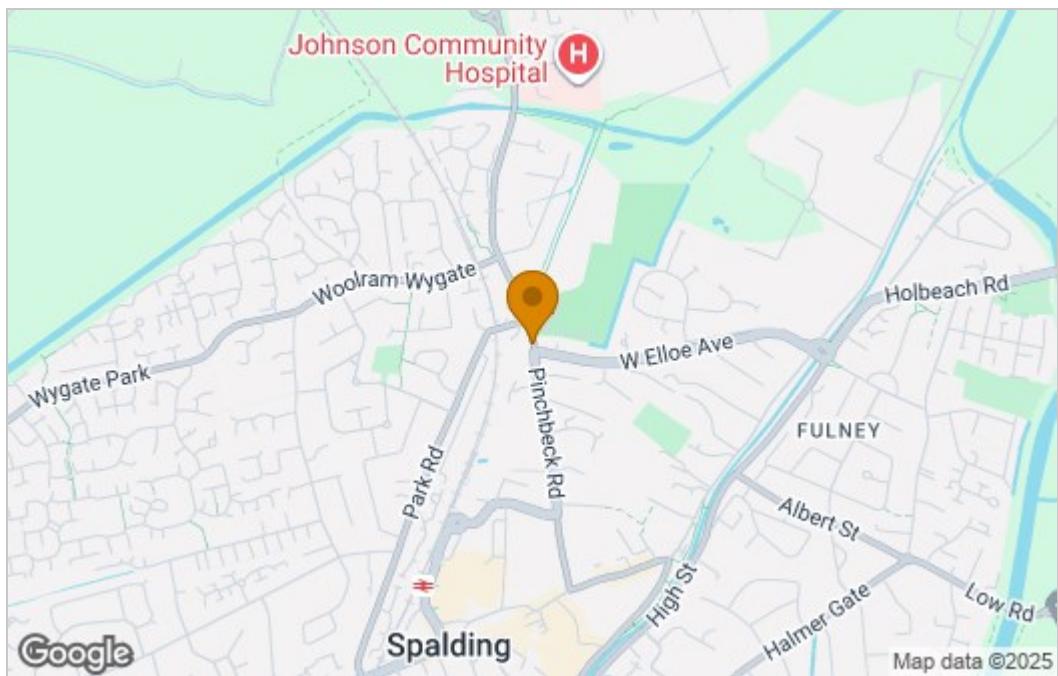
Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

## Floor Plan

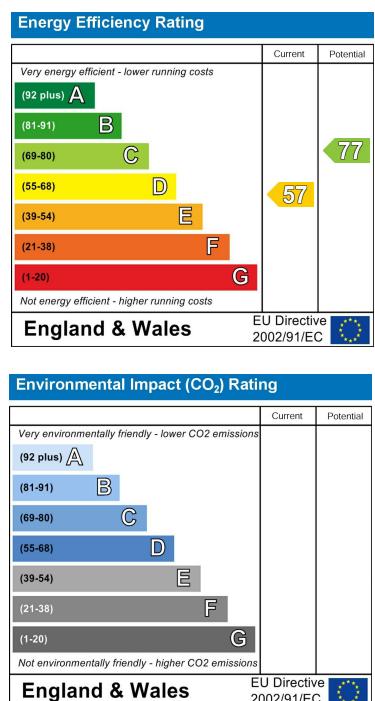


All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of the property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form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

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a 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 the authority to make or give any representation or warranty in respect of the property.

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