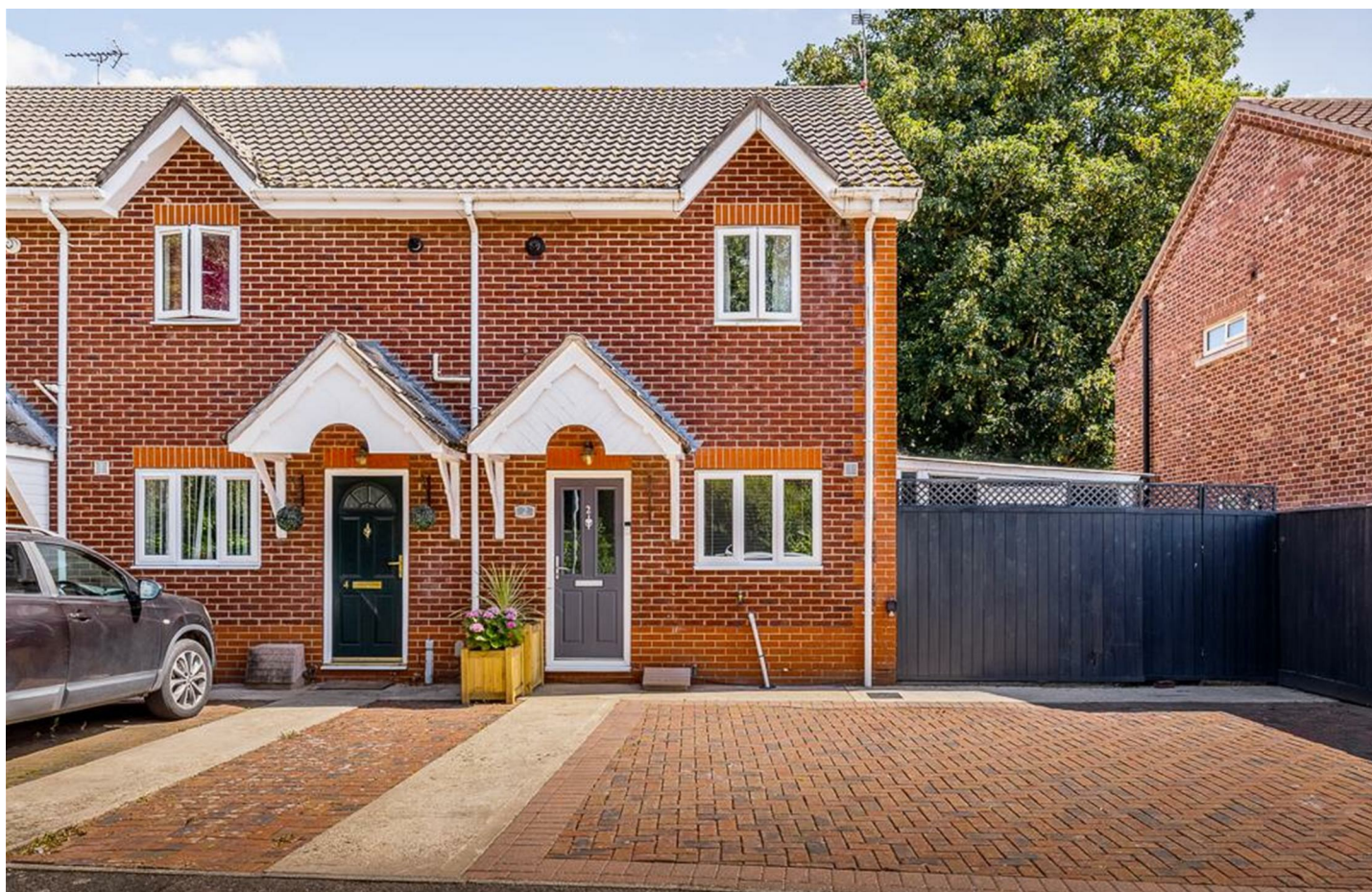




## **2 Brayfields, Pinchbeck, PE11 3YT**

**£185,000**

- Two-bedroom house located in a quiet cul-de-sac in the village of Pinchbeck
- Close to local primary school, football club and recreational facilities
- Ground floor accommodation includes

entrance hall, kitchen, lounge and conservatory

- Two bedrooms and family bathroom to the first floor
- Versatile loft room ideal for a games room or hobby space
- Viewing essential



A well-presented two-bedroom home situated in a quiet cul-de-sac within the popular village of Pinchbeck. Ideally located close to the local primary school, football club and recreational areas, the property offers a convenient and peaceful setting. Internally, accommodation comprises an entrance hall, kitchen, lounge and conservatory, with two bedrooms and a bathroom to the first floor. A useful loft room provides additional flexible space, ideal for a games room or similar use. For more information or to arrange a viewing, contact Ark Property Centre.

### Entrance Hall



Composite glazed entrance door. Coving to ceiling. Radiator. Doors to lounge and kitchen.

### Kitchen 10'4" x 7'4" (3.16m x 2.26m)



PVC double glazed window to front. Coving to ceiling. Tiled flooring. Ceramic sink and drainer with chrome mixer tap over. Four ring electric hob with extractor hood over and electric oven and grill

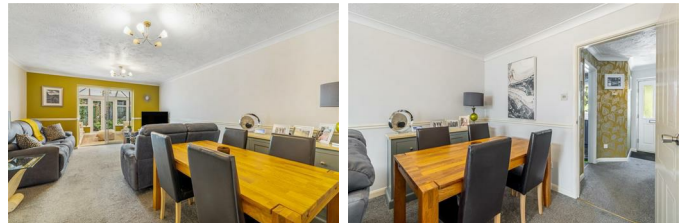
under. Integrated fridge/freezer. Integrated dishwasher.



### Lounge/Diner 17'11" x 13'0" (5.47m x 3.98m)



Understairs cupboard. Coving to ceiling. Electric fire. Sliding doors to conservatory.



**Conservatory 10'2" x 13'0" (3.11m x 3.98m)**

PVC and brick construction with polycarbonate roof. Tiled flooring. Vertical column radiator.

**First Floor Landing**

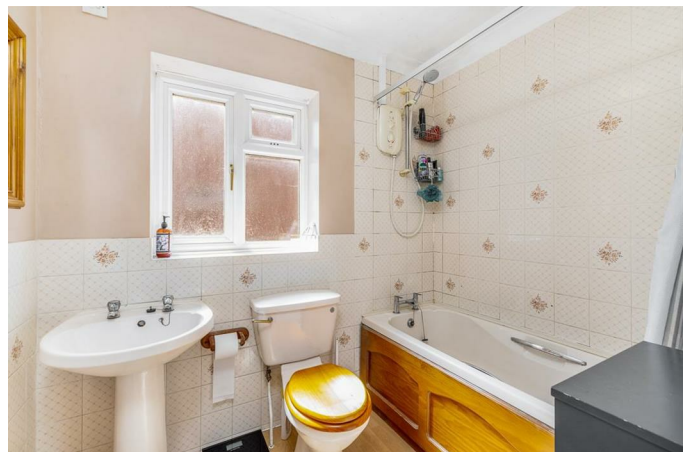
Coving to ceiling. Doors to bedrooms and bathroom.

**Bedroom 1 10'6" x 9'6" (3.22m x 2.92m)**

PVC double glazed window to front. Coving to ceiling. Radiator. Built in airing cupboard with slatted shelving and gas central heating boiler. Door to loft conversion.

**Bedroom 2 10'1" x 13'0" (3.09m x 3.98m)**

PVC double glazed window to rear. Coving to ceiling. Radiator.

**Bathroom 7'5" x 5'7" (2.27m x 1.72m)**

PVC double glazed window to side. Coving to ceiling. Extractor fan. Laminate flooring. Fitted panelled bath with chrome mixer tap and electric shower. Pedestal wash hand basin. Close coupled toilet.



**Loft Room 12'9" x 13'0" (3.90m x 3.98m)**

Skimmed and vaulted ceiling with recessed spot lighting and velux window. Built in eaves storage. Laminate flooring.

**Outside**

To the front of the property is off road parking and a footpath leading to the entrance door. Side gated access to the rear garden.

The rear garden is enclosed by timber fencing. Hard landscaped with well stocked planted borders. There is a metal workshop and PVC and aluminium utility shed with power, water and light connected.

**Property Postcode**

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

**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: A

Annual charge: No

Property construction: Brick built

Electricity supply: Octopus Energy

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 Likely over Voice and Data. Vodafone is Variable 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: 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.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: D62

### **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.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

### **Disclaimer**

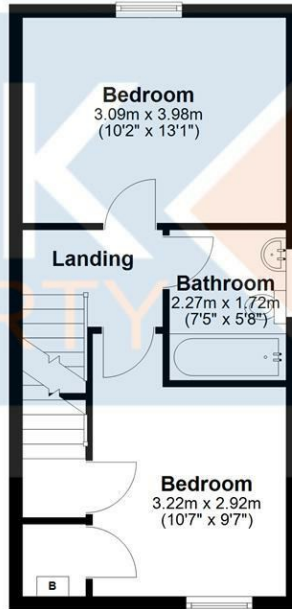
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

**Floor Plan Ground Floor**

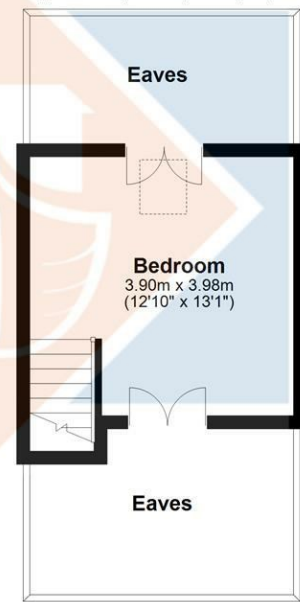
Approx. 46.9 sq. metres (504.6 sq. feet)

**First Floor**

Approx. 34.7 sq. metres (373.1 sq. feet)

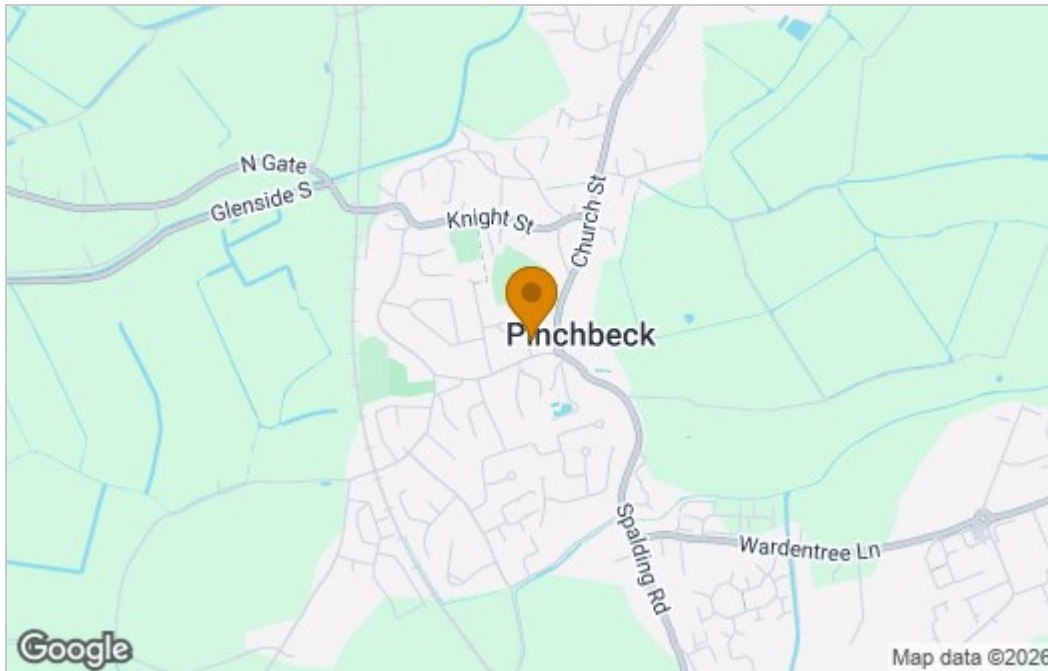
**Second Floor**

Approx. 16.0 sq. metres (172.6 sq. feet)



Total area: approx. 97.6 sq. metres (1050.3 sq. feet)

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 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**

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         | 80        |
| (55-68)                                     | D | 62                      |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|-----------------------------------------------------------------|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |                         |           |
| (92 plus)                                                       | A |                         |           |
| (81-91)                                                         | B |                         |           |
| (69-80)                                                         | C |                         | 72        |
| (55-68)                                                         | D | 58                      |           |
| (39-54)                                                         | E |                         |           |
| (21-38)                                                         | F |                         |           |
| (1-20)                                                          | G |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
| England & Wales                                                 |   | EU Directive 2002/91/EC |           |

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