



**11 Sunflower Avenue, Pinchbeck, PE11 5AN**

**£270,000**

- No forward chain
- Showhome condition inside
- Landscaped rear garden
- Garage with driveway
- Neutral decor throughout
- Built in wardrobes
- Popular estate location
- Stunning bathroom finish

**Stunning Detached Home in Showhome Condition – Sunflower Avenue, Pinchbeck**

Welcome to this beautifully presented three-bedroom detached house on the sought-after Sunflower Avenue. Immaculately maintained by the current owners, this home benefits from all the premium upgrades Bellway had to offer, giving it a true showhome feel from the moment you step inside.

The property boasts a popular and practical layout, offering stylish and modern living spaces throughout. Externally, it has fantastic kerb appeal with a landscaped garden bursting with colour, plus a driveway leading to the garage.

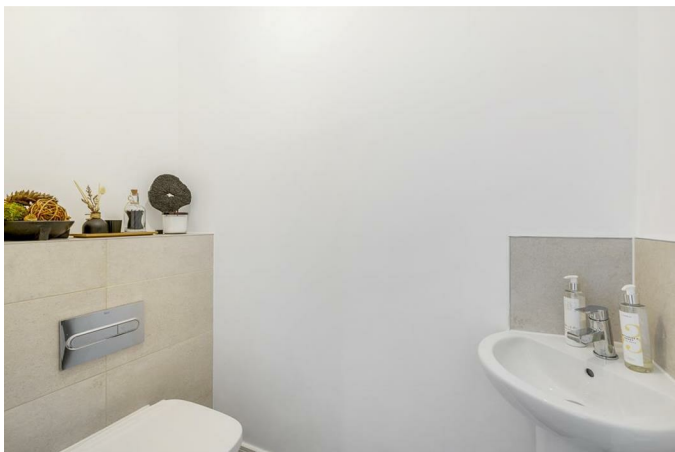
This exceptional home is offered to the market with no onward chain, making it an ideal opportunity for a smooth move.

**Entrance Hall 15'4" x 6'2" (4.69m x 1.89m)**



Composite door to front. LVT flooring. Radiator. Understairs storage cupboard. Stairs to first floor landing.

**Cloakroom**



Two piece suite comprising toilet with concealed cistern. Pedestal wash hand basin with mixer tap and tiled splash back. LVT flooring. Radiator. Extractor fan.

**Lounge 15'8" x 9'5" (4.80m x 2.89m)**



UPVC window to front and bay window to side. Radiator. Carpeted.

**Kitchen/Diner 15'8" x 10'4" (4.80m x 3.16m)**



UPVC French doors opening on to the patio. UPVC window to rear. Matching range of base and eye level units with work surfaces over. Stainless steel sink drainer with mixer tap over. Radiator. Integrated dishwasher. 4 burner gas hob with extractor hood over. Built-in eye level electric oven. Integrated fridge freezer. Space and plumbing for washing machine. Cupboard housing combination boiler. LVT flooring.





**First Floor Landing 12'0" x 6'2" (3.67m x 1.88m)**



Access to loft space. Radiator. Built-in airing cupboard with slatted shelving. Carpeted.

**Bedroom 1 11'6" x 9'8" (3.53m x 2.95m)**



UPVC window to side. Radiator. Carpeted. Built in sliding mirrored door wardrobes.

**En-suite 3'10" x 9'7" (1.19m x 2.93m)**



UPVC window to front. LVT flooring. Double shower cubicle with fitted shower. Pedestal wash hand basin and toilet set in concealed cistern. Radiator. Extractor fan.

**Bedroom 2 7'8" x 10'5" (2.36m x 3.18m)**



UPVC window to front. Radiator. Carpeted. Built in wardrobe with mirrored glass.

**Bedroom 3 7'8" x 10'5" (2.36m x 3.18m)**



UPVC window to side. Radiator. Carpeted.

**Bathroom 6'4" x 6'2" (1.95m x 1.88m)**



UPVC window to front. Panelled bath with mixer tap and shower over with glazed screen and tiled surround. Pedestal wash hand basin. Toilet with concealed cistern. Partially tiled walls. Radiator. Shaver point. Extractor fan. LVT flooring.

**Outside**



The front of the property has a pathway leading to the front door.  
The rear garden is enclosed by timber fencing. Lawn area with established raised borders. Patio area. Side gated access.

**Garage 20'4" x 10'7" (6.21m x 3.23m)**



Up and over door. Power and lighting. Electric car charge point.

**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.

**Verified Material Information**

Tenure: Freehold

Council tax band: C

Annual charge: £300 per year paid to MLM Property Management (future price to be confirmed)

Property construction: Brick built

Electricity supply: Scottish Power

Solar Panels: No

Other electricity sources: No

Water supply: Independent Water Networks Ltd

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 firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.



## Floor Plan

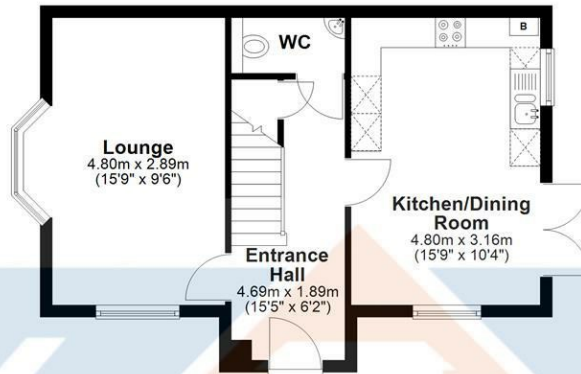
### Garage to Rear Right

Approx. 20.0 sq. metres (215.7 sq. feet)



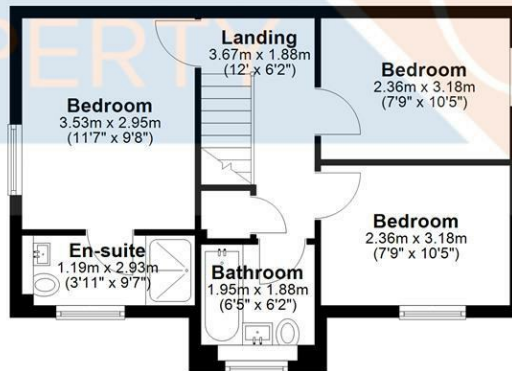
### Ground Floor

Approx. 41.1 sq. metres (441.9 sq. feet)



### First Floor

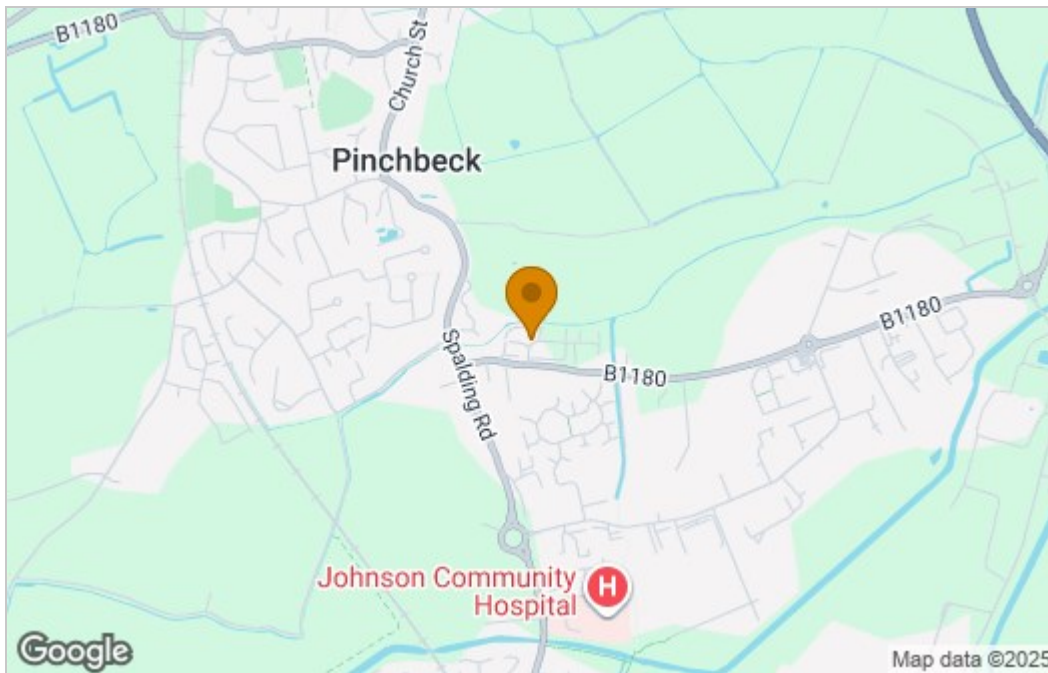
Approx. 41.2 sq. metres (443.8 sq. feet)



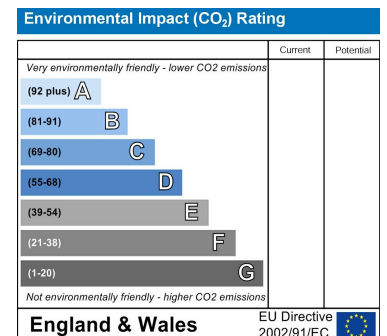
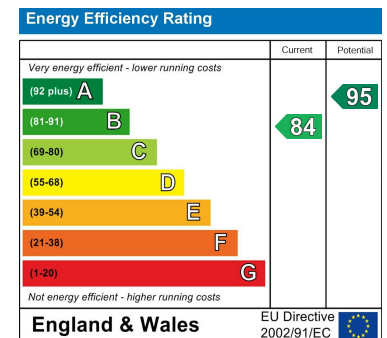
Total area: approx. 102.3 sq. metres (1101.4 sq. feet)

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 of any contract.  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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