

8 Cherry Holt Lane, Pinchbeck, PE11 3PW

£218,000

- Three-bedroom semi-detached home in a sought-after village location
- Garage conversion providing an additional reception room
- Spacious lounge diner, kitchen, utility room, and ground floor WC
- Modern four-piece bathroom and three well-proportioned bedrooms
- Off-road parking for two vehicles and enclosed rear garden
- No onward chain – ideal for a smooth and swift purchase

Located in the heart of popular Pinchbeck Village, this well-maintained three-bedroom semi-detached home offers spacious and versatile accommodation close to all local amenities. The property benefits from a garage conversion, providing an additional reception room ideal for a home office, playroom or snug. The ground floor features an entrance hall, lounge diner, kitchen, utility area, WC, and the converted garage space. Upstairs boasts three bedrooms and a modern four-piece family bathroom. Externally, there is off-road parking for two vehicles and a fully enclosed rear garden – perfect for outdoor enjoyment. Offered with no onward chain, this is an excellent opportunity for families or first-time buyers alike.

Entrance Hall 14'9" x 6'4" (4.52m x 1.95m)



PVC double glazed entrance door with glazed side panel to front. Coving to ceiling. Tiled flooring. Stairs to first floor. Radiator. Doors to lounge and opening to kitchen.

Lounge 12'2" x 26'4" (3.72m x 8.05m)



PVC double glazed window to front. French doors with matching side panels to rear. Coving to ceiling. Laminate flooring. Gas fire with surround. Radiator.

Sitting Room 14'9" x 8'4" (4.52m x 2.55m)



PVC double glazed window to front and side. Skimmed ceiling with recesses spot lights. Radiator. Wall mounted gas and electric meters.

Kitchen 9'7" x 12'4" (max) ("I" shaped room) (2.93m x 3.77m (max) ("I" shaped room))



PVC double glazed window to rear. Fitted range of base and eye level units with work surface over and tiled splash back. Space for dishwasher. Space for fridge/freezer. Space for cooker. Extractor hood. Tiled flooring. Stainless steel sink with chrome mixer tap over. Wall mounted mains gas combination boiler. Full height pantry cupboard. Door through to utility room.

Utility Room 7'11" x 6'2" (max) (2.43m x 1.90m (max))

PVC double glazed door to side. Skimmed ceiling. Spot lights. Space and plumbing for washing

machine. Space for tumble dryer. Door to cloakroom.

Cloakroom 3'8" x 3'6" (1.14m x 1.08m)



Vinyl flooring. Skimmed ceiling. Spot lights. Extractor fan. Close coupled toilet. Pedestal wash hand basin with chrome mixer tap.

First Floor Landing 6'7" x 7'8" (2.03m x 2.35m)



PVC double glazed window to side. Coving to ceiling. Loft access. Doors to bedrooms and bathroom.

Bedroom 1 11'3" x 12'1" (3.44m x 3.69m)



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

Bedroom 2 11'6" x 11'8" (3.51m x 3.58)



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

Bedroom 3 9'9" x 7'5" (2.98m x 2.27m)

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

Bathroom 7'10" x 7'4" (2.41m x 2.25m)

Two PVC double glazed windows to side. Skimmed ceiling with recessed spot lighting. Vinyl flooring. Tiled walls. Double ended bath with mixer tap and shower attachment. Close coupled toilet with push button flush. Pedestal wash hand basin with chrome mixer tap over. Chrome wall mounted heated towel rail.

Outside

The front of the property is a gravel driveway providing off road parking. Pathway leading to the side and rear gardens.

To the side there is paved courtyard area with timber storage shed and outside lighting.

The rear of the property is enclosed by timber fencing. Laid to lawn with patio seating area. Outside lighting. Outside power points. Outside cold water tap.

**Property Postcode**

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

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: B
Annual charge: No
Property construction: Brick built
Electricity supply: Octopus
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 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
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: TBC

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

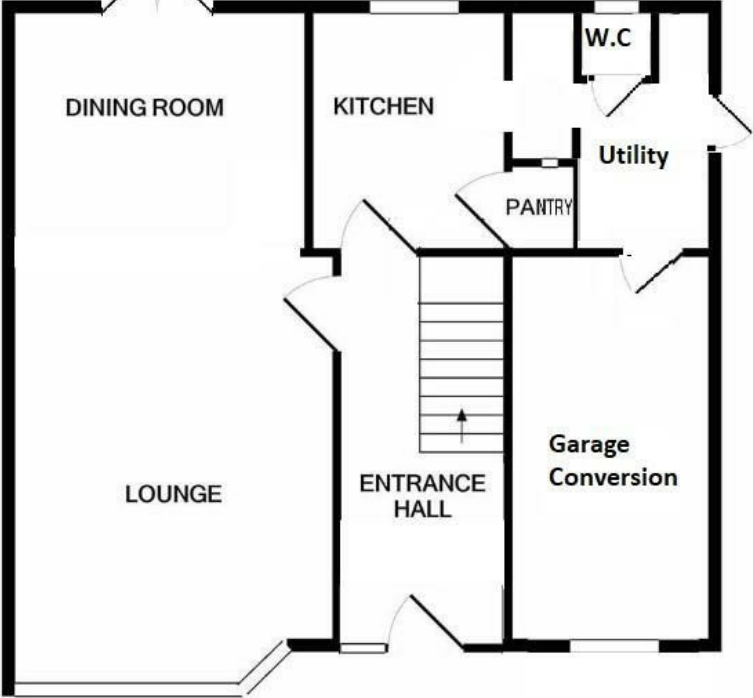
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

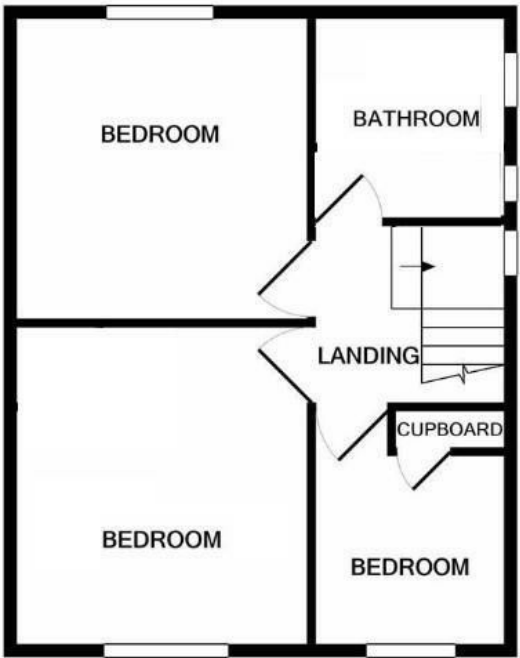
Disclaimer

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 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



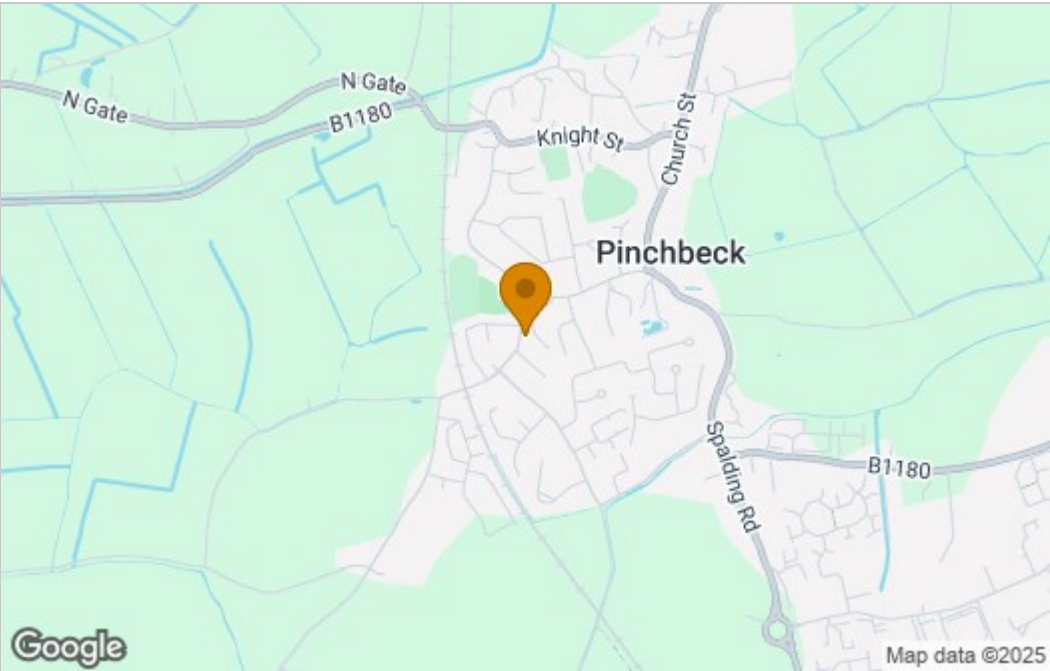
GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Area Map



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6 New Road, Spalding, Lincolnshire, PE11 1DQ
Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

Energy Efficiency Graph

