

## 4 Wardentree Lane, Pinchbeck, PE11 3UF

**£575,000**

A stunning and impressive executive family home, located in the sought-after village of Pinchbeck. This unique, one off property has been built to a high specification and tastefully decorated throughout, ensuring it stands out from the moment you arrive.

The property offers an exceptional first impression and continues to impress with its flowing layout, spacious rooms, and beautiful sociable kitchen, perfect for family living and entertaining. Upstairs, a galleried landing leads to four large double bedrooms, each boasting its own en-suite bathroom, providing luxurious accommodation for all.

Externally, the home benefits from a detached double garage, complete with a gym and a versatile room that stretches the full length of the garage, ideal for a range of uses. The established garden backs onto a river, providing a tranquil setting, while gated access offers privacy and security.



**Entrance Hall 10'6" x 15'2" (3.21m x 4.63m)**



Composite UPVC door to front. Two radiators. Stairs to first floor. Wood effect laminate flooring.

**Study/Dining Room 10'6" x 16'2" (3.21m x 4.95m)**



Two sash windows to front. Laminate wood flooring.

**Lounge 28'9" 16'4" (max) (8.77m 4.98m (max))**



Two sash windows to front. Bi-folding doors to rear. Feature wooden beam mantle piece with tiled hearth. Carpeted.

**Cloakroom 5'4" x 6'8" (1.63m x 2.04m)**



Toilet. Wash hand basin. Tiled splash back. Heated towel rail. Radiator. Laminate wood flooring.

**Kitchen/Open Plan Living Area 17'10" x 27'5" (5.46m x 8.37m)**



UPVC window to rear. Bi-fold doors to rear. Matching base units with work surfaces over. One and a half sink unit with 'insinkerator' waste disposal unit and adjustable mixer tap over. Island Unit with Induction 5 ring and griddle hob. Two Neff self cleaning slide and hide ovens. Extractor fan above. Two integrated eye level Neff oven and grills. Space for American style fridge/freezer. Built in dishwasher. Feature wooden beam mantle piece with tiled hearth. Laminate wood flooring. Two vertical feature radiators. The current vendor also has a stand full height Zones wine fridge along with a further double door under counter fridge.

**Utility Room 11'10" x 6'7" (3.63m x 2.03m)**

UPVC door to rear. Base units with plumbing and space for washing machine under. Space for tumble dryer. Built in tall fridge freezer. Sink unit with drainer and mixer tap over. Laminate wood flooring.

**First Floor Landing 13'5" x 15'2" (4.09m x 4.64m)**



Galleried landing with sash window to front. Airing cupboard with shelving and hot water cylinder. Further built in storage cupboard.

**Bedroom 1 11'11" x 16'3" (3.64m x 4.96m)**



UPVC double doors with side panels to rear. Juliet balcony. Two built in double wardrobe with hanging rails. Radiator. Carpeted. Loft access.

**En-suite 10'11" x 9'4" (3.35m x 2.86m)**



UPVC window to rear. Double shower cubicle with rainfall shower head and separate extension over. Free standing Jacuzzi bath with separate shower extension over. Partially tiled walls. Floating wash hand basin. Toilet. Tiled flooring. Extractor fan. Two heated towel rails.

**Bedroom 2 12'1" x 13'7" (3.70m x 4.15m)**



UPVC double doors with side panels to rear. Juliet balcony. Built in double wardrobe with hanging rails. Radiator. Carpeted. Loft access.



**En-suite 10'11" x 8'2" (3.34m x 2.51m)**



UPVC window to rear. Double shower cubicle with shower over. Jacuzzi bath with shower extension over. Partially tiled walls. Wash hand basin. Toilet. Tiled flooring. Extractor fan. Two heated towel rails.

**Bedroom 3 10'5" x 16'4" (3.20m x 4.98m)**



Two sash windows to front. Built in double wardrobe with hanging rail and shelving. Radiator. Carpeted.

**En-suite 5'4" x 9'4" (1.65m x 2.86m)**



UPVC window to side. Shower cubicle with shower over. Partially tiled walls. Wash hand basin. Toilet. Tiled flooring. Extractor fan. Heated towel rail.

**Bedroom 4 10'6" x 16'4" (3.21m x 4.98m)**



Two sash windows to front. Built in double wardrobe with hanging rail and shelving. Radiator. Carpeted.

**En-suite 5'5" x 9'3" (1.66m x 2.82m)**



UPVC window to side. Double shower cubicle with

shower over. Wash hand basin with vanity unit. Toilet. Tiled flooring. Extractor fan. Heated towel rail.

### Outside



Front: Gravel area to front with parking for multiple vehicles. Gate access leading to rear garden.  
Rear: Enclosed by timber fencing. Lawn area. Patio areas. Outside lighting.

### Double Garage 23'0" (max) x 18'2" (7.02m (max) x 5.56m )



Double garage with gym has been added by the current vendor has water and waste connected. Twin electric vehicular roller doors to front. Power and light connected.

### Hallway / Gym 8'9" x 18'1" (2.69 x 5.53)

Upvc double doors to the front from the drive, Upvc door accessible from the rear garden and personnel door leading into the double garage. Versatile space currently being used as a gym with separate staircase leading to games room on the first floor.

### Games Room 30'0" x 18'2" (9.16m x 5.56m)



Velux windows to front and rear. Laminate wood flooring. Vaulted ceiling. Spot lighting.

### Property Postcode

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

### 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: F

Annual charge: No

Property construction: Brick built

Electricity supply: EDF

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 Limited over Voice and Data. Vodafone is Limited over Voice but None over 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 Triple 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:

### **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**

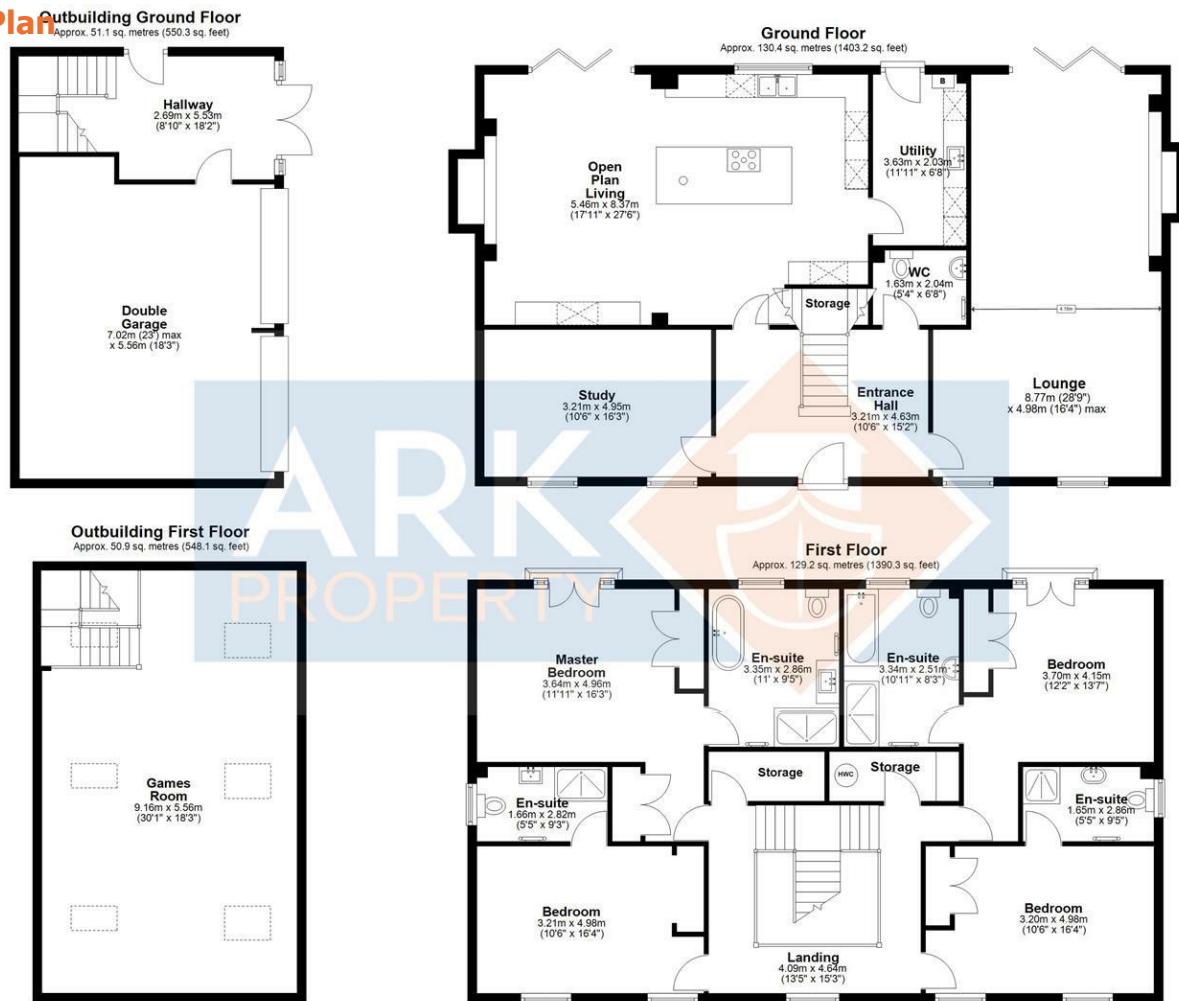
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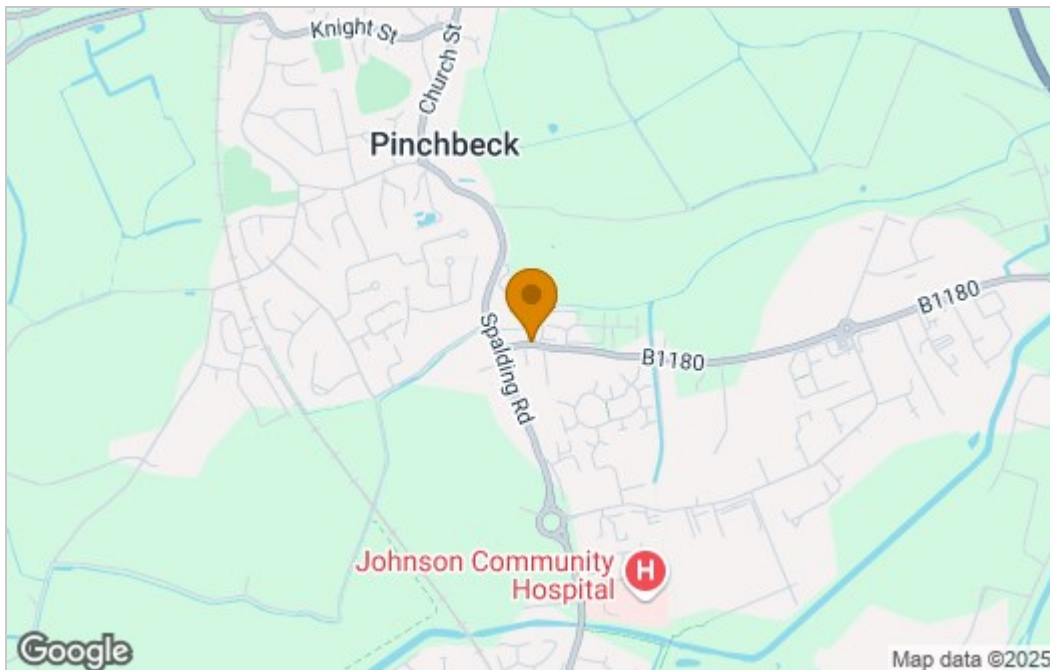
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## Floor Plan



## Area Map



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## Energy Efficiency Graph

