



## 52 Viscount Close, Pinchbeck, PE11 3PS

**£200,000**

- Three-bedroom semi-detached home in a desirable Pinchbeck location
- End of cul-de-sac position offering peace and privacy
- Modern open-plan living space, ideal for families and entertaining

- Private, well-maintained garden, perfect for outdoor relaxation
- Off-road parking for two cars for added convenience
- Close to local amenities, schools, and transport links

Situated at the end of a quiet cul-de-sac, this beautifully presented three-bedroom semi-detached home offers modern open-plan living, perfect for families and entertaining. The property boasts a private, well-maintained garden and convenient off-road parking for two cars. Located in the sought-after village of Pinchbeck, this home provides a peaceful setting while being close to local amenities. Don't miss out—schedule your viewing today!

### Entrance Hall 3'4" x 4'11" (1.03m x 1.51m)

Composite entrance door to front. Skimmed ceiling. Radiator. Stairs to first floor landing.

### Lounge 15'2" x 11'6" (4.63m x 3.52m)



PVC double glazed windows to front and side. Skimmed ceiling. Two radiators.



### Kitchen/Diner 14'9" x 10'1" (4.50m x 3.08m)



PVC double glazed French doors to rear. Skimmed ceiling. Vinyl flooring. Radiator. Matching range of base and eye level units with roll edge work surfaces and tiled splash backs. Four ring Bosch gas hob. Stainless steel Bosch extractor hood. Integrated Bosch electric oven and grill. Stainless steel sink with drainer and mixer tap. Space and plumbing for washing machine. Space for tumble dryer. Space for fridge freezer.



### Cloakroom 2'7" x 6'5". (0.79m x 1.97.)



Skimmed ceiling. Extractor fan. Tiled floor. Half

height wall tiling. Radiator. Close coupled toilet with push button flush. Pedestal wash hand basin with chrome mixer tap.

**First Floor Landing 11'11" x 5'11" (max)  
(3.65m x 1.82m (max))**



Skimmed ceiling. Loft access. Built in airing cupboard with mains gas central heating boiler.

**Bedroom 1 12'9" x 8'1" (3.90m x 2.48m)**



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

**Bedroom 2 9'6" x 8'9" (2.92m x 2.67m)**



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

**Bedroom 3 9'3" x 5'11" (2.83m x 1.82m)**



PVC double glazed window to front. Skimmed ceiling. Radiator. Built in over stairs storage cupboard.

**Bathroom 9'11" x 6'3" (3.03m x 1.91m)**

PVC double glazed window to side. Skimmed ceiling. Vinyl flooring. Extractor fan. Wall mounted chrome heated towel rail. Shaver point. Panelled bath with chrome mixer tap over. Tiled shower enclosure with mains chrome thermostatic shower bar and glass folding door. Close couple toilet with push button flush. Pedestal wash hand basin with chrome mixer taps and tiled splash backs.

**Outside**

**Front:** There is a driveway to the side of the property with off road parking for two vehicles. Side gated access to the rear garden.

**Rear:** Enclosed by timber fencing. Landscaped with sandstone patio and artificial lawn. Outside lighting. Cold water tap. Timber storage shed.

**Additional Information**

It has been noted by the vendors that there is a small area of land to the side boundary. At a later stage, after completion there may be the available option to purchase the land to the side, from the Management Company. Please enquire for further details.

**Property Postcode**

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

**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: Management Company Priem Management, £39.55 per month charge.  
 Property construction: Timber frame  
 Electricity supply: Eon  
 Solar Panels: Yes, 2 owned by the property.  
 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 Limited over Voice and Data. Three is Limited over Voice and Data. O2 is Likely over Voice and Data. Vodafone is Likely 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 - very 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: No  
 Accessibility and adaptations: No  
 Coalfield or mining area: No  
 Energy Performance rating: B87

## 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.

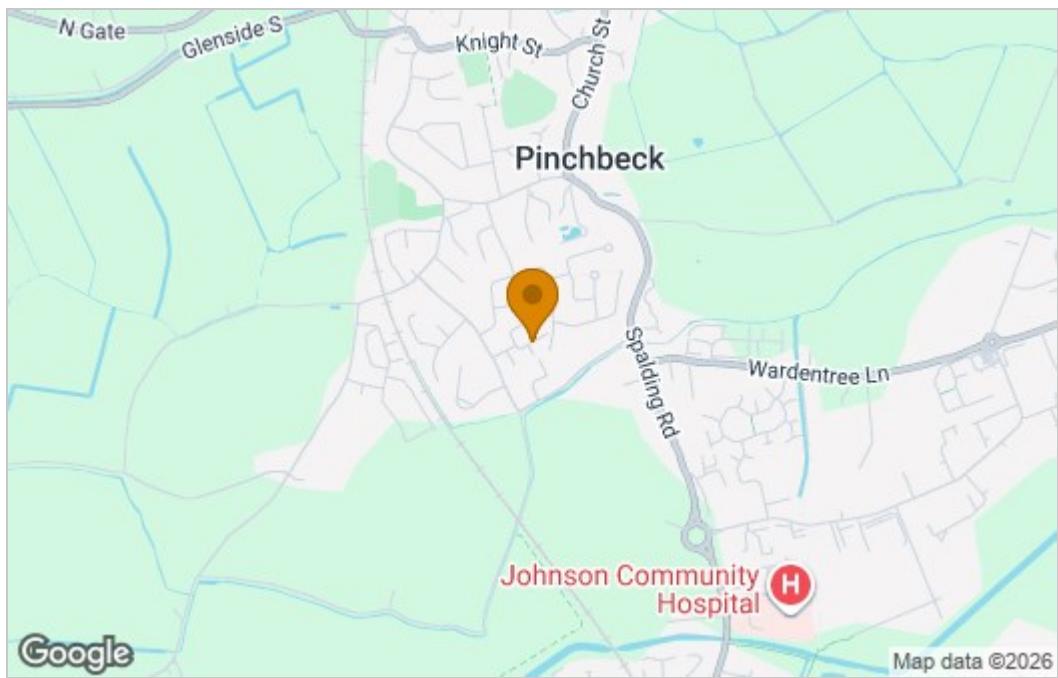
## Disclaimer

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



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	88	89
(69-80)	C		
(55-68)	D		
(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		
(55-68)	D		
(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	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

6 New Road, Spalding, Lincolnshire, PE11 1DQ

Tel: 01775 766888 Email: [info@arkpropertycentre.co.uk](mailto:info@arkpropertycentre.co.uk) <https://www.arkpropertycentre.co.uk>