



14 Meadow Close, Pinchbeck, PE11 3LZ

£220,000

- Desirable Location – Set at the end of a quiet cul-de-sac in the sought-after village of Pinchbeck.
- Spacious Living Areas – Includes a lounge, separate dining room, kitchen, and rear conservatory.
- Three Well-Proportioned Bedrooms – Comfortable upstairs layout with a family bathroom.
- Generous Plot – Wrap-around gardens offering plenty of outdoor space for relaxation or gardening.
- Ample Parking – Large driveway providing off-road parking for multiple vehicles.
- Great Potential – Ideal opportunity for buyers looking to modernise and personalise their next home.

Three Bedroom Detached Home in Popular Pinchbeck Village.

Situated at the end of a quiet cul-de-sac in the sought after village of Pinchbeck, this three bedroom detached house offers a great opportunity for buyers looking to put their own stamp on a property.

The accommodation comprises an entrance hall, lounge, separate dining room, kitchen and a conservatory to the rear. Upstairs there are three well-proportioned bedrooms and a family bathroom.

Outside, the property benefits from a generous driveway providing ample off-road parking and wrap-around gardens offering plenty of outdoor space.

Entrance Hall

Glazed entrance door, door to lounge.

Lounge 14'9" x 14'2" (4.51m x 4.34m)



Bay window to front, coving to ceiling, radiator, electric fireplace, opening to dining room.



Dining Room 8'9" x 8'10" (2.68m x 2.70m)



Coving to ceiling, radiator, laminate flooring. Opening to conservatory and door to kitchen.

Kitchen 8'6" x 8'11" (2.61m x 2.74m)

Glazed door to side, coving to ceiling, radiator, vinyl flooring, recently replaced mains gas central heating boiler. Fitted base and eye level units with work surfaces and tiled splashbacks, four ring hob with extractor hood over and electric oven and grill under, sink and drainer with chrome mixer tap over, space and plumbing for washing machine, space for fridge freezer.

**Conservatory 7'10" x 15'11" (2.41m x 4.87m)**

Brick and PVC double glazed construction with polycarbonate roof, laminate flooring, radiator.

First Floor Landing 9'0" x 5'11" (2.75m x 1.82m)

Coving to ceiling with loft access, airing cupboard. Doors to bedrooms and bathroom.

Bedroom 1 11'6" x 12'3" (3.53m x 3.74m)



Window to front, coving to ceiling, radiator.

Bedroom 2 10'0" x 11'10" (3.05m x 3.63m)



Window to rear, coving to ceiling, radiator.

Bedroom 3 6'2" x 8'3" (1.90m x 2.52m)

Window to rear, coving to ceiling, radiator.

Bathroom 5'8" x 8'2" (1.73m x 2.50m)



Window to front, coving to ceiling with extractor fan, laminate flooring, radiator. Fitted panel bath with chrome mixer tap and shower attachment, pedestal wash hand basin and close coupled toilet.



Outside



The property can be found to the end of Meadow Close enjoying an end of cul-de-sac position. There is a generous gravel driveway to the front of the property and access to the side for vehicles leading to the rear gates.

The rear garden is laid to lawn with patio seating area and various garden buildings including timber shed, playhouse and Tiki hut with power and light connected.



Property Postcode

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

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: Mains
 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 Variable over Voice and Data. Three is Limited over Voice and Data. O2 is Variable 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 Variable 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.

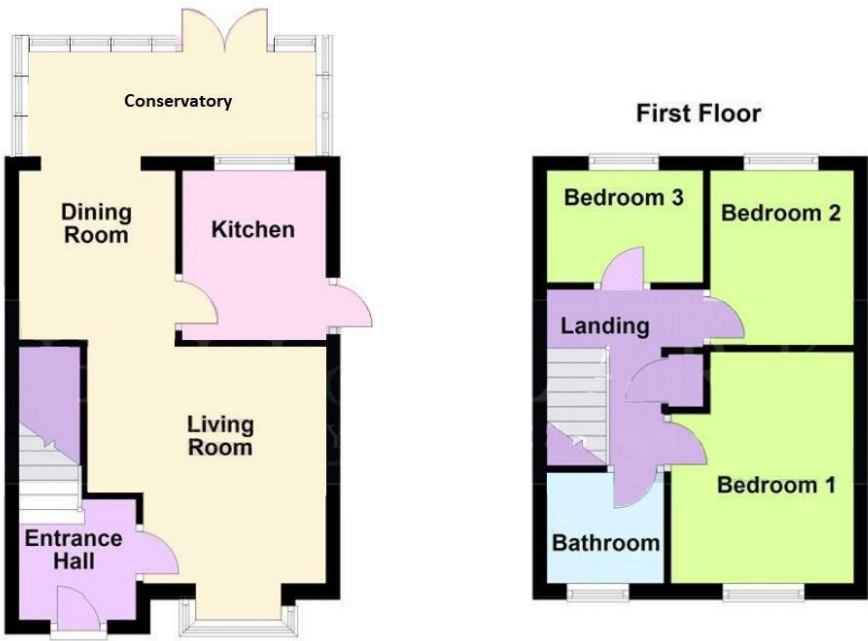
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

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.

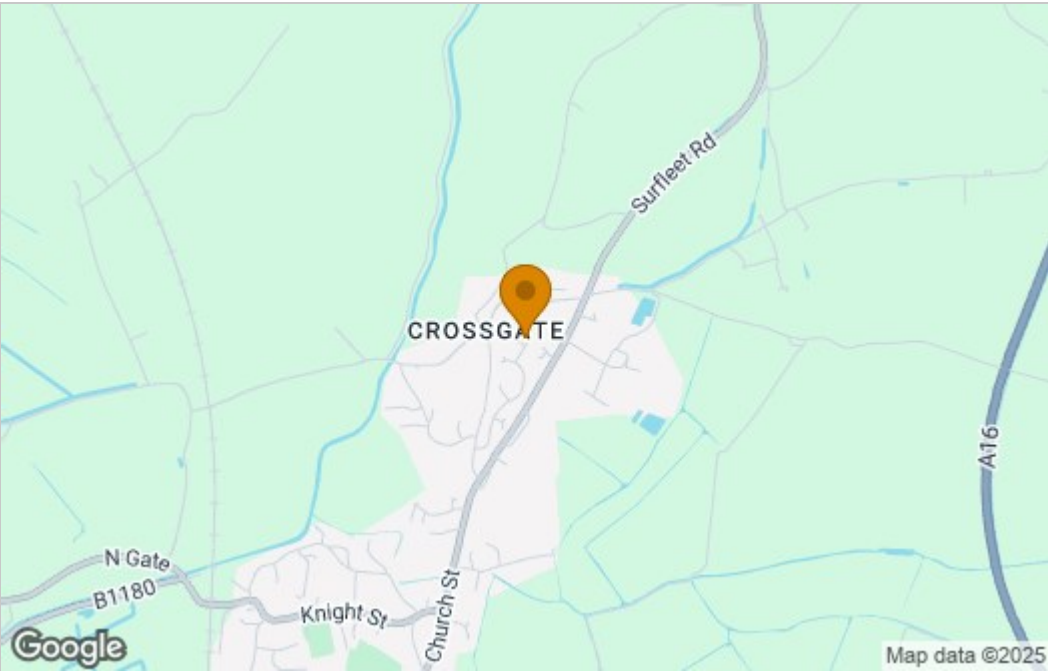


Floor Plan



These Floor Plans are for illustrative purposes only. Measurements and areas shown are approximate. These plans will not show the correct wall thicknesses, especially in older properties. We will aim to provide plans that are accurate and correctly represent the rooms within the property. We do not, however, provide any guarantees, warranty or representation as to the total accuracy and completeness of the floor plan. Anyone relying on the information provided in the property details (and floor plans) should conduct a careful, independent investigation of the property to determine the suitability of the property for their requirements

Area Map



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Energy Efficiency Graph

