



**17 Penway Drive, Pinchbeck, PE11 3PJ**

**Open To Offers £345,000**

- 5 Bedrooms
- No forward chain
- Tandem garage
- 4 Reception rooms
- Quiet location in Pinchbeck

- Within easy access of many amenities
- Neutral decor throughout
- Lovely rear garden with raised decking area and pool

Offered with no onward chain, this spacious and neutrally decorated family home in the sought after village of Pinchbeck is ready for its next chapter!

With a fantastic flow throughout the ground floor, this property truly delivers on space, boasting four reception rooms, a large tandem garage, five bedrooms, and two bathrooms, it's ideal for a growing family or those who love to entertain.

Step outside and be wowed by the generous rear garden, complete with multiple outbuildings and a raised decking area featuring a built-in pool, just imagine moving in ready for summer!

Homes like this don't come around often. Book your viewing today!

#### **Entrance Porch 3'8" x 6'9" (1.13m x 2.08m)**

Double glazed door to front. Tiled floor.

#### **Entrance Hall 13'1" x 9'10" (4.00m x 3.00)**



Door with glazed side panel. Stairs leading to first floor. Tiled floor. Under stairs storage cupboard.

#### **Cloakroom 9'10" x 3'1" (3.00m x 0.95m)**

Double glazed window to front. Toilet. Wash hand basin with vanity unit. Tiled floor. Radiator.

#### **Lounge 15'3" x 11'7" (4.67m x 3.55m)**



Double glazed window to front. Radiator. Wood effect flooring.

#### **Dining Room 21'6" x 10'10" (6.56m x 3.31m)**



French doors with side panels to rear. Radiator. Wood effect flooring.

#### **Kitchen 13'7" x 10'9" (4.15m x 3.29m)**



Matching range of base and eye level storage units with worktops over. Sink and drainer with mixer tap over. Tiled splash back. Space for fridge/freezer. Gas hob with extractor hood over. Eye level electric oven and grill. Island unit. Radiator. Tiled floor. Space for American style fridge freezer. Space and plumbing for dishwasher.

#### **Dining Area 9'0" x 10'9" (2.75m x 3.29m)**



French doors to rear with glazed side panels. Radiator. Tiled floor.

**Utility Room 9'0" x 11'4" (2.75m x 3.47m)**



Glazed door and window to rear. Matching range of base and eye level storage units with worktops over. Sink and drainer with mixer tap over. Space and plumbing for washing machine. Space for tumble dryer. Tiled floor. Wine rack.

**First Floor Landing 6'5" x 15'2" (1.96m x 4.63m)**



Carpeted. Radiator. Loft access.

**Bedroom 1 13'7" x 11'4" (4.15m x 3.47m)**



Double glazed window to rear. Carpeted. Radiator. Built in wardrobes.

**En-suite 2'10" x 7'6" (0.88m x 2.31m)**

Double glazed window to side. Shower cubicle with shower attachment. Sink unit set in vanity unit and storage beneath. Partially tiled walls.

**Bedroom 2 15'3" x 10'10" (4.65m x 3.32m)**



Double glazed window to front. Radiator. Carpeted.

**Bedroom 3 13'5" x 11'4" (4.11m x 3.47m)**



Double glazed window to front. Radiator. Carpeted.

**Bedroom 4 11'5" x 10'10" (3.50m x 3.32m)**



Double glazed window to rear. Radiator. Carpeted.

**Bedroom 5 6'4" x 10'9" (1.94m x 3.30m)**



Double glazed window to front. Radiator. Carpeted.

**Bathroom 13'8" x 10'10" (4.17m x 3.32m)**



Double glazed window to rear. Partially tongue and grooved panelled walls. Radiator. Toilet. Wash basin set in vanity unit. Panelled bath with mixer tap over. Separate shower cubicle with shower unit. Vinyl flooring.

**Outside**



Front: Gravel driveway providing off road parking. Side access to rear garden.

Rear: Enclosed by timber fencing. Lawn area. Gated off swimming pool with wooden decking surround. Timber shed.

**Garden Room 18'7" x 9'8" (5.68m x 2.95m)**



Timber constructed with UPVC window and bi-folding doors. Timber beams. Wall mounted electric heaters. Brick built barbecue. Storage room. Cold water tap to the building. To the side of the Garden Room there is a store 2.02m x 2.95m.

**Tandem Garage**

Up and over vehicular door. Power and light connected.

**Property Postcode**

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

**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: No

Property construction: Brick Built

Electricity supply: Eon

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 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 and Single Garage

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - very low. Rivers and the sea - very low. 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: E50

### **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.

### **Additional Information**

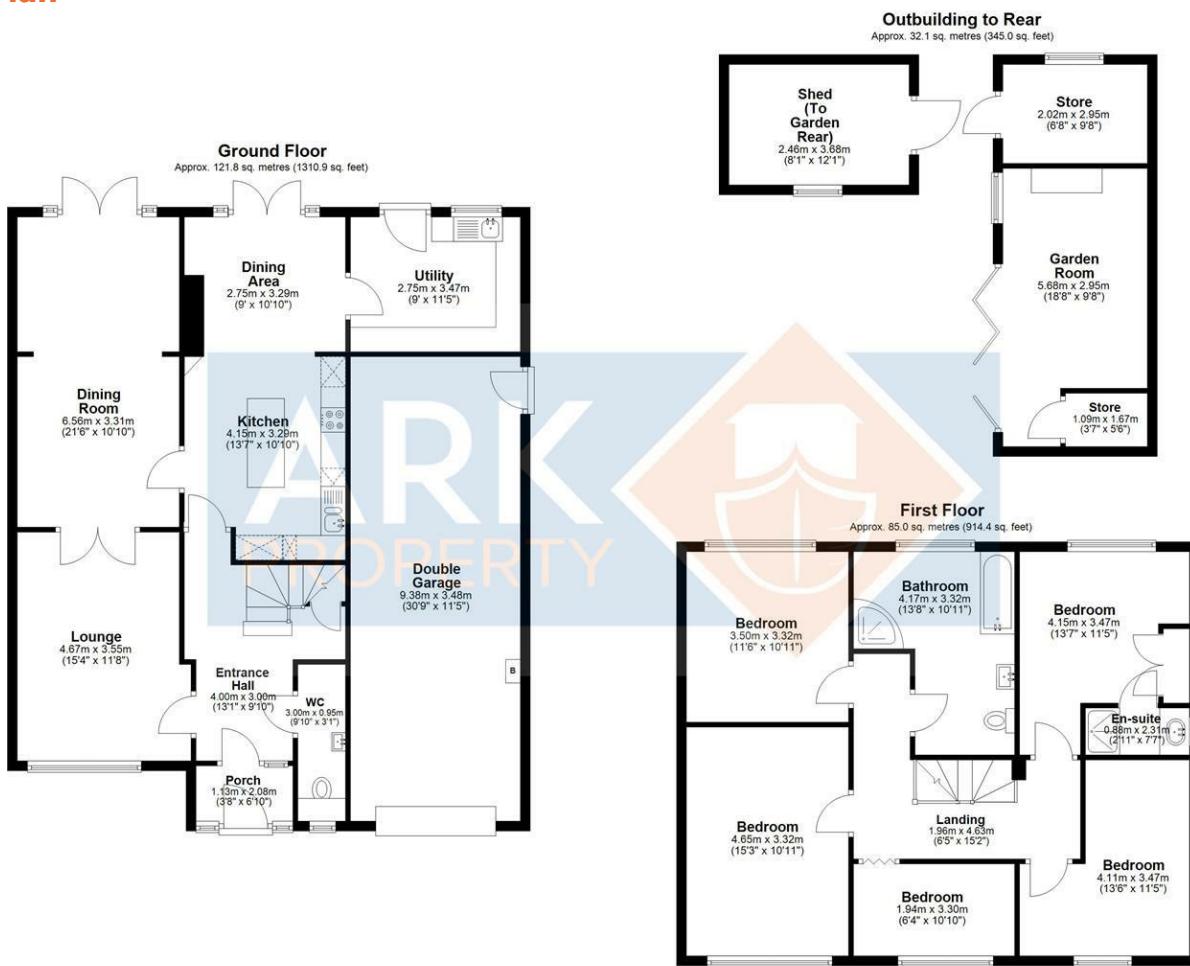
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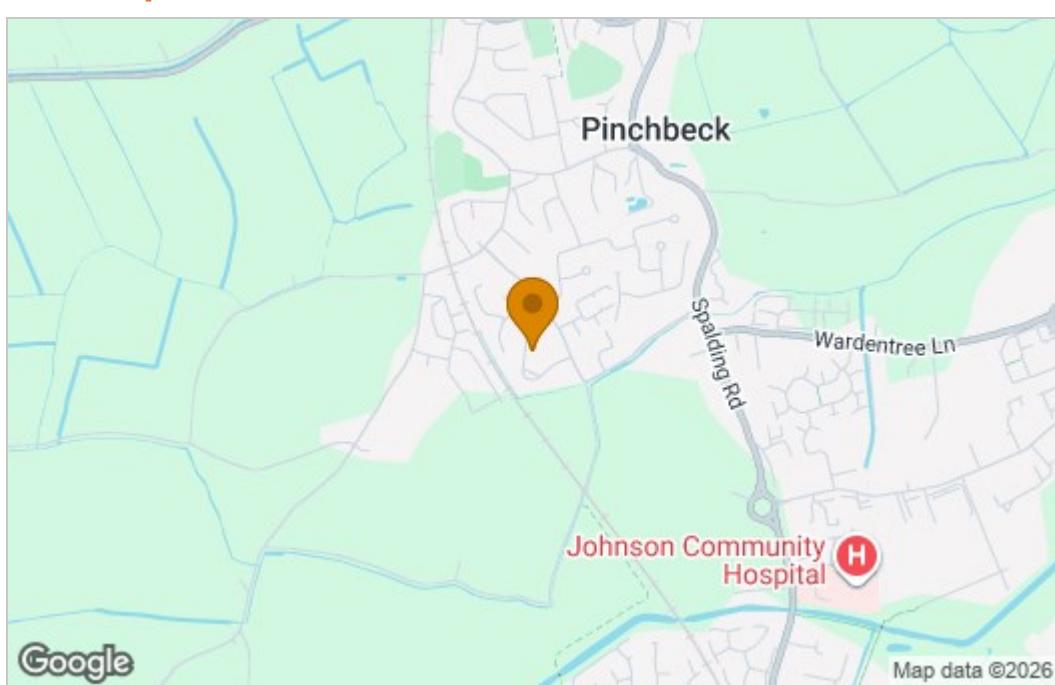
### **Disclaimer**

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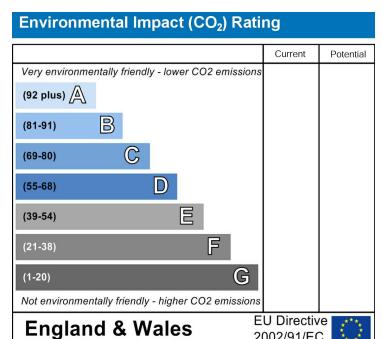
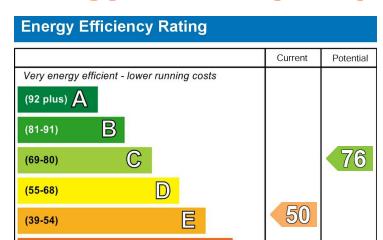
## Floor Plan



## Area Map



## Energy Efficiency Graph



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