



132 Pinchbeck Road, Spalding, PE11 1QN

£190,000

- Great size rear garden
- Off road parking
- Lovely modern kitchen
- Large lounge diner
- Two double bedrooms
- En-suite to main bedroom
- Well presented throughout
- Must view !

Great-sized garden? Tick. Stylish modern kitchen? Tick. Two bathrooms? Tick. Generously sized reception rooms? Absolutely. This charming two-bedroom end-terrace home has so much to offer—from spacious interiors to a beautifully finished layout—and that's before we even mention the fantastic rear garden. Priced to sell, this home truly has it all. Don't miss out—book your viewing today!

Lounge/Dining Room 29'4" x 11'8" (8.96m x 3.57m)



UPVC bay window to front and window to side. Feature fire surround with traditional oak mantle above. Stairs to first floor. Spot lights. Two radiators.

Kitchen 10'4" x 11'7" (3.15m x 3.54m)



UPVC window and door to side. UPVC window to rear. Matching range of base and wall units with granite work surfaces. Inset stainless steel sink with mixer tap over. Space for range style cooker with canopy hood over. Space for fridge/freezer. Integrated dishwasher. Space for washing machine and tumble drier. Spotlighting to ceiling. Tiled floor.

Utility Room 9'10" x 5'6" (3.02m x 1.68m)



UPVC window to side. Worktop space with space and plumbing for washing machine. Vinyl flooring.

Shower Room 5'1" x 6'3" (1.55m x 1.93m)



UPVC window to side. Radiator. Toilet. Wash hand basin. Shower cubicle with shower attachment. Extractor fan. Vinyl flooring.

First Floor Landing

UPVC window to side. Boiler cupboard housing boiler and shelving.

Bedroom 1 14'5" x 9'3" (4.40m x 2.82m)



UPVC window to rear. Radiator. Carpeted.

Bedroom 2 11'7" x 9'7" (3.55m x 2.94m)



UPVC window to front. Radiator. Built in wardrobes. Loft access.

Bathroom 10'0" x 5'8" (3.07m x 1.73m)



UPVC window to side. Radiator. Toilet. Wash hand

basin. Panelled bath. Vinyl floor. Spot lights. Extractor fan.

Outside



To the front of the property is off road parking for two vehicles. Gated access to the side.

The rear garden is enclosed by timber fencing. Decked area. Lawn area. Pathway leading to the rear of the garden. Timber shed.

Property Postcode

For location purposes the postcode of this property is: PE11 1QN

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: A

Annual charge: No

Property construction: Brick built

Electricity supply: British Gas

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 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: D63

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.

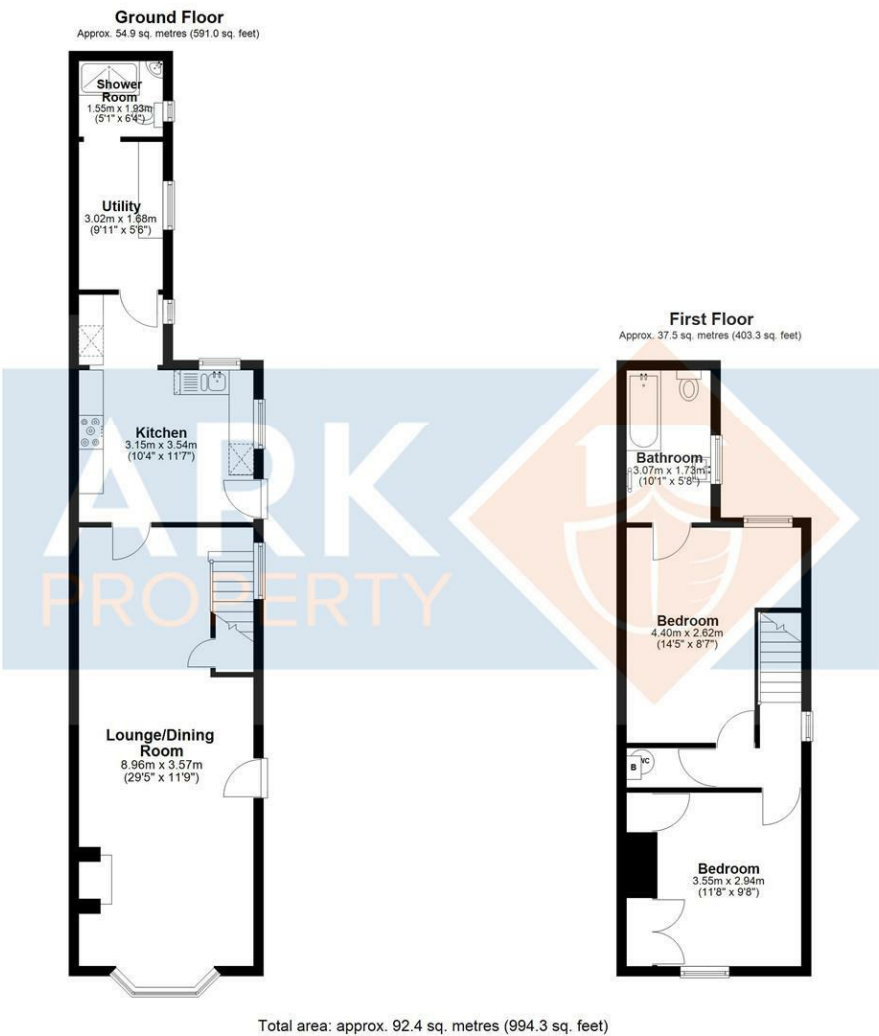
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

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.

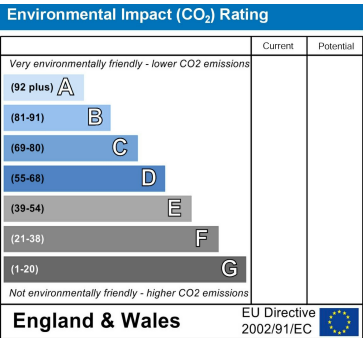
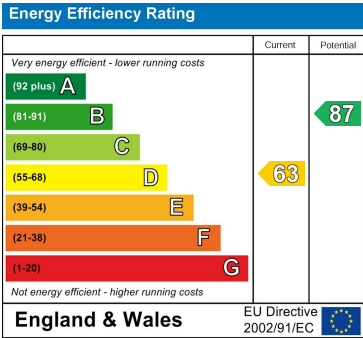
Floor Plan



Area Map



Energy Efficiency Graph



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