ARK PROPERTY









3 Ranville Close, Pinchbeck, PE11 3YD

£250,000

- Detached three-bedroom bungalow
- Quiet cul-de-sac of just five properties
- Spacious lounge/diner and kitchen with utility room
- Principal bedroom with en-suite plus family bathroom
- Ample off-road parking and generous enclosed rear gardens
- NO UPWARD CHAIN

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6 New Road, Spalding, Lincolnshire PE11 1DQ

Situated in a peaceful cul-de-sac of just five properties within the sought-after village of Pinchbeck, this detached three-bedroom bungalow is offered for sale with the benefit of no onward chain. The well-proportioned accommodation comprises an entrance hall, spacious lounge/diner, kitchen with adjoining utility room, three bedrooms, including a principal bedroom with en-suite, and a family bathroom. Outside, the property benefits from ample off-road parking to the front and generous enclosed rear gardens, making it an excellent opportunity for those seeking single-storey living in a desirable village location.

Entrance Hall



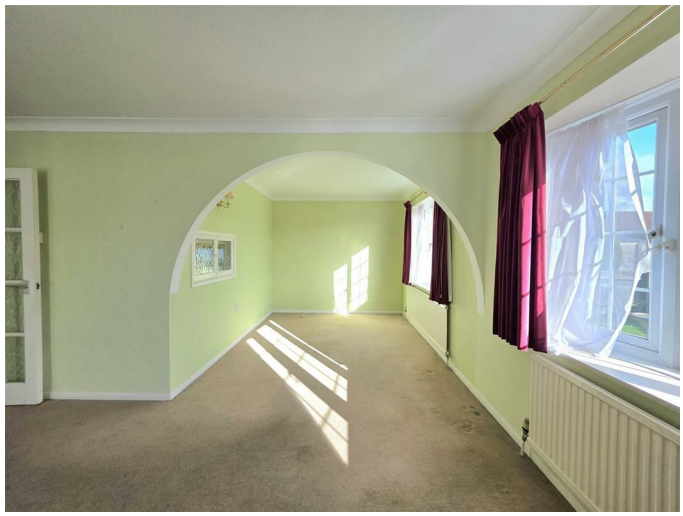

Glazed entrance door to side. Coving to ceiling. Radiator. Built in double door airing cupboard housing the boiler and fitted shelving. Loft access.

Lounge 14'10" x 11'0" (4.54m x 3.37m)




PVC double glazed windows to front and side. Coving to ceiling. Two radiator. Stone fireplace and chimney breast with gas fire (fire currently disconnected).

Dining Room 8'11" x 10'2" (2.72m x 3.11m)



PVC window to the front. Radiator.

Kitchen 11'11" x 10'1" (3.64m x 3.09m)




PVC double glazed window to side. Laminate flooring. Full height wall tiling. Radiator. Fitted with a matching range of base and eye level units with work surface over and upstand. Four ring gas hob with extractor hood over. Built in eye level oven and grill. Stainless steel sink and drainer with chrome mixer tap. Space for dishwasher. Door to utility room.

Utility Room 6'11" x 6'2" (2.13m x 1.90m)



PVC double glazed window and door to front and rear. Tiled flooring. Fitted base and eye level unit with worktop space. Space and plumbing for washing machine. Space for fridge/freezer.

Bedroom 1 11'7" x 10'11" (3.54m x 3.35m)



PVC double glazed window to the rear. Coving to ceiling. Radiator. Door to en-suite.

En-suite 7'11" x 4'10" (2.42m x 1.48m)



PVC double glazed window to rear. Skimmed ceiling. Extractor fan. Tiled flooring. Half height wall tiling. Illuminated mirror. Tiled shower cubicle with glass sliding door and electric shower. Close coupled toilet with push button flush. Wash hand basin with chrome mixer tap set in vanity unit.

Bedroom 2 10'4" x 10'2" (3.15m x 3.12m)



Window and door to rear. Coving to ceiling. Radiator. Door leading to conservatory.

Conservatory 8'0" x 11'3" (2.44m x 3.43m)



Brick and PVC construction. Polycarbonate roof. Radiator. French door to the rear garden.

Bedroom 3 8'8" x 7'7" (2.65m x 2.33m)



PVC double glazed window to side. Coving to ceiling. Built in full height wardrobe. Radiator.

Bathroom 8'8" x 8'3" (2.66m x 2.53m)



PVC double glazed window to side. Extractor fan. Vinyl flooring. Full height wall tiling. Fitted panelled bath with chrome taps. Shower enclosure with glass door. Close coupled toilet. Pedestal wash hand basin. Radiator.

Outside





There is a concrete driveway to the front of the property leading to the double garages. Lawn area and planted borders. Side gated access leads to the rear garden.
The rear garden is enclosed by timber fencing. Laid to lawn. Patio seating area with planted borders and mature trees.

Garage 16'0" x 15'11" (4.89m x 4.87m)

Twin up and over doors. Window to rear. Power and light connected.

Property Postcode

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

Additional Information

PLEASE NOTE:
All photos are property of Ark Property Centre and can not be used without their explicit permission.

Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

Verified Material Information

Tenure: Freehold
Council tax band: C
Annual charge: N/A
Property construction: Brick
Electricity supply: Mains - So Energy
Solar Panels: N/A
Other electricity sources: N/A
Water supply: Mains - Anglian Water
Sewerage: Mains
Heating: Mains gas
Heating features: N/A
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.
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Parking: Driveway and Garage
Building safety issues: N/A
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: N/A
Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.
Accessibility and adaptations:
Coalfield or mining area: N/A
Energy Performance rating: 66D

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.

Referral & Fee Disclosure
We can also offer full Financial and Solicitor services.

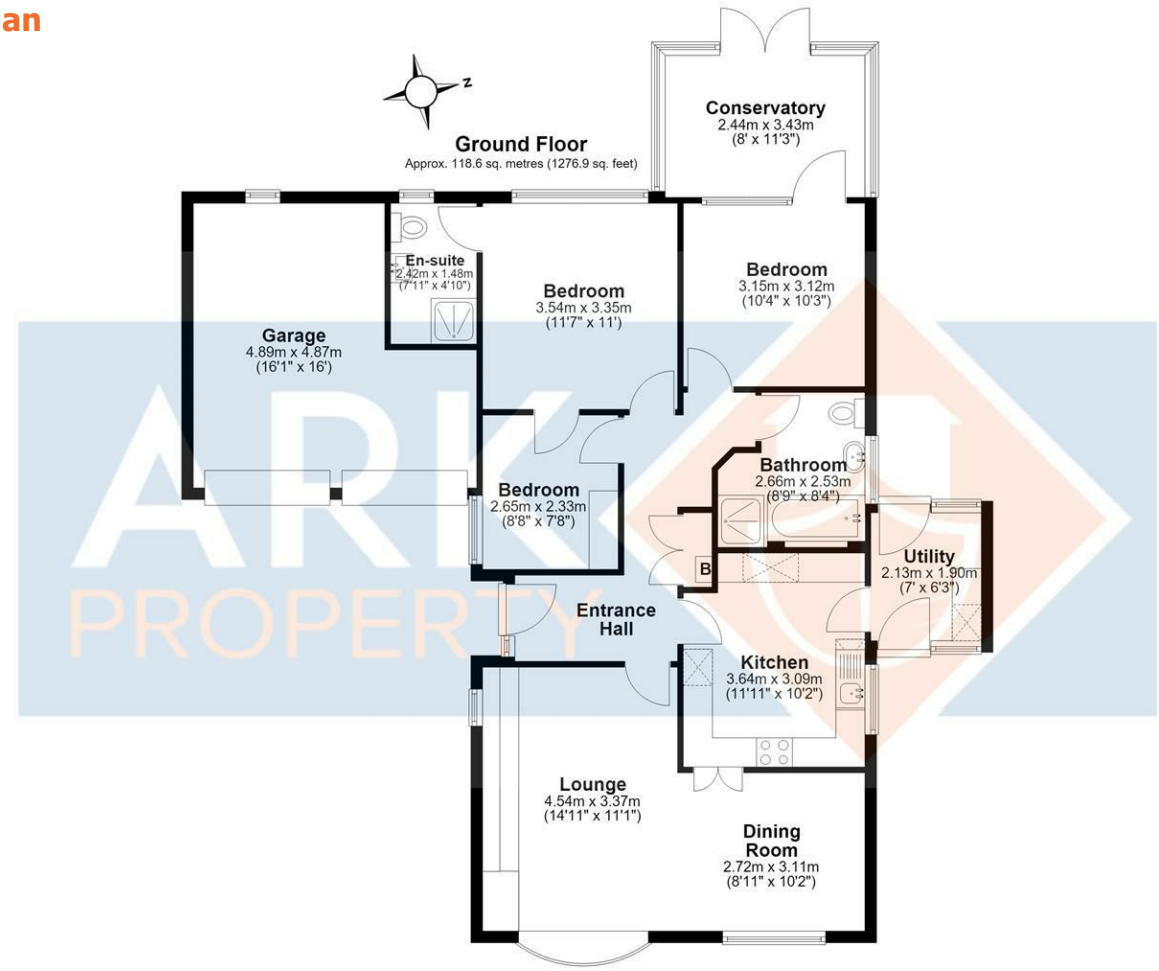
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but

we hope you find our recommended panel competitive and helpful.

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.

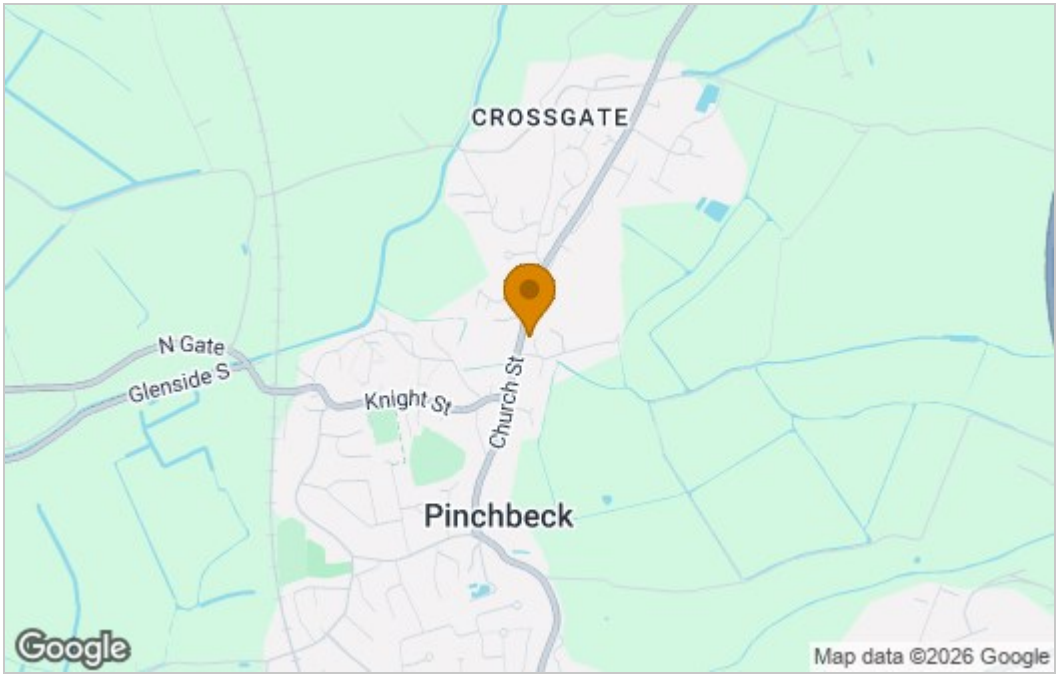
Floor Plan



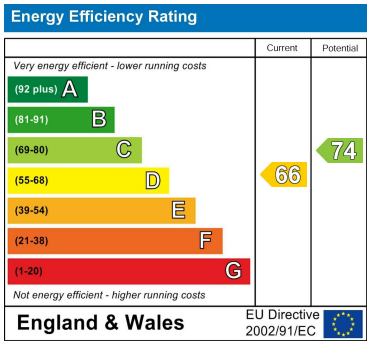
Total area: approx. 118.6 sq. metres (1276.9 sq. feet)

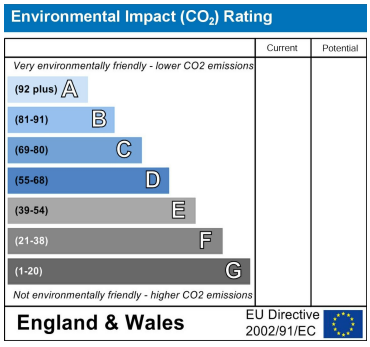
Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





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