



13 Flaxmill Lane, Pinchbeck

£220,000

****VIRTUAL TOUR AVAILABLE**THREE BEDROOM DETACHED BUNGALOW LOCATED IN THE POPULAR VILLAGE OF PINCHBECK - NO ONWARD CHAIN**

Located in the popular village of Pinchbeck this three bedroom bungalow is well presented and offers potential for further conversion. The accommodation comprises of entrance porch and hall, living room, kitchen/ diner, utility room, three double bedrooms and bathroom. The bungalow has the benefit of a dormer window and heating in the loft and would be perfect for further conversion to create a fourth bedroom or playroom (subject to planning). Externally, the front of the property is mainly laid to lawn with paved driveway providing off road parking and access to the single garage and the rear is fully enclosed, laid to lawn, area for seating and garden shed.

- **Detached Bungalow**
- **Three Bedrooms**

- **Enclosed Rear Garden**
- **Single Garage**



ENTRANCE PORCH

Upvc double front doors and Upvc windows to the side aspects. Tiled flooring.

ENTRANCE HALL

Fitted carpet. Radiator. Skimmed ceiling. Spot lights. Loft access via loft ladder. Thermostat control. BT point.

LIVING ROOM

3.327m x 4.051m (10'11" x 13'3")

Upvc window to the front aspect. Wood effect laminate flooring. Radiator. Skimmed ceiling. Ceiling light. BT point. Television point. Two wall lights. Gas fire with marble surround.

KITCHEN

4.680m x 4.660m (15'4" x 15'3")

Two Upvc windows to the rear aspect. Slate tiled flooring. Part tiled walls. Base and wall units with solid oak work surface over. Skimmed ceiling. Spot lights. Radiator. Integrated oven with four ring gas hob and stainless steel extractor fan over. Space for freestanding fridge freezer. Integrated dishwasher and fridge. Stainless steel sink and drainer. Door to Utility Room and Bedroom Three.

UTILITY ROOM

3.451m x 1.681m (11'4" x 5'6")

Upvc window to the side aspect. Tiled flooring. Skimmed ceiling. Ceiling light. Extractor fan. Roll top work surface. Space for washing machine. Part glazed door leading into the rear garden. Door leading to the garage.

MASTER BEDROOM

4.040m x 3.327m (13'3" x 10'11")

Upvc window to the front aspect. Fitted carpet. Radiator. Ceiling light. Skimmed ceiling.

BEDROOM TWO

3.321m x 2.427m (10'11" x 8'0")

Upvc window to the side aspect. Fitted carpet. Radiator. Skimmed ceiling. Ceiling light. Airing cupboard housing hot water tank and shelving.

BEDROOM THREE

3.646m x 3.043m (12'0" x 10'0")

Upvc window to the rear aspect. Fitted carpet. Radiator. Skimmed ceiling. Ceiling light. Fitted corner wardrobes in white.

BATHROOM

2.659m x 1.899m (8'9" x 6'3")

Tiled flooring. Part tiled walls. Hand wash basin. Toilet. Extractor fan. Panelled bath with shower screen. Skimmed ceiling. Spot lights. Heated towel rail. Shaver point.

EXTERIOR

The front of the property is mainly laid to lawn with shrubs and borders, paved driveway allowing off road parking with access to the single garage. The rear garden is fully enclosed, mainly laid to lawn

ATTIC SPACE/FOURTH BEDROOM

Upvc window to front elevation. Can be used as a fourth bedroom/office (subject to the correct planning)

SINGLE GARAGE

Power and lighting. Wall mounted boiler.

PROPERTY POSTCODE

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

ADDITIONAL INFORMATION

Freehold with vacant possession on completion.

Council Tax Band: B

Please note: The shower unit needs replacing.

The Photography on this property was taken prior to tenants moving in and therefore as a guide only.

VIEWING

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 with the Estate Agents (undesirable Practices) order 1991 and money laundering regulations.

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 your 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.

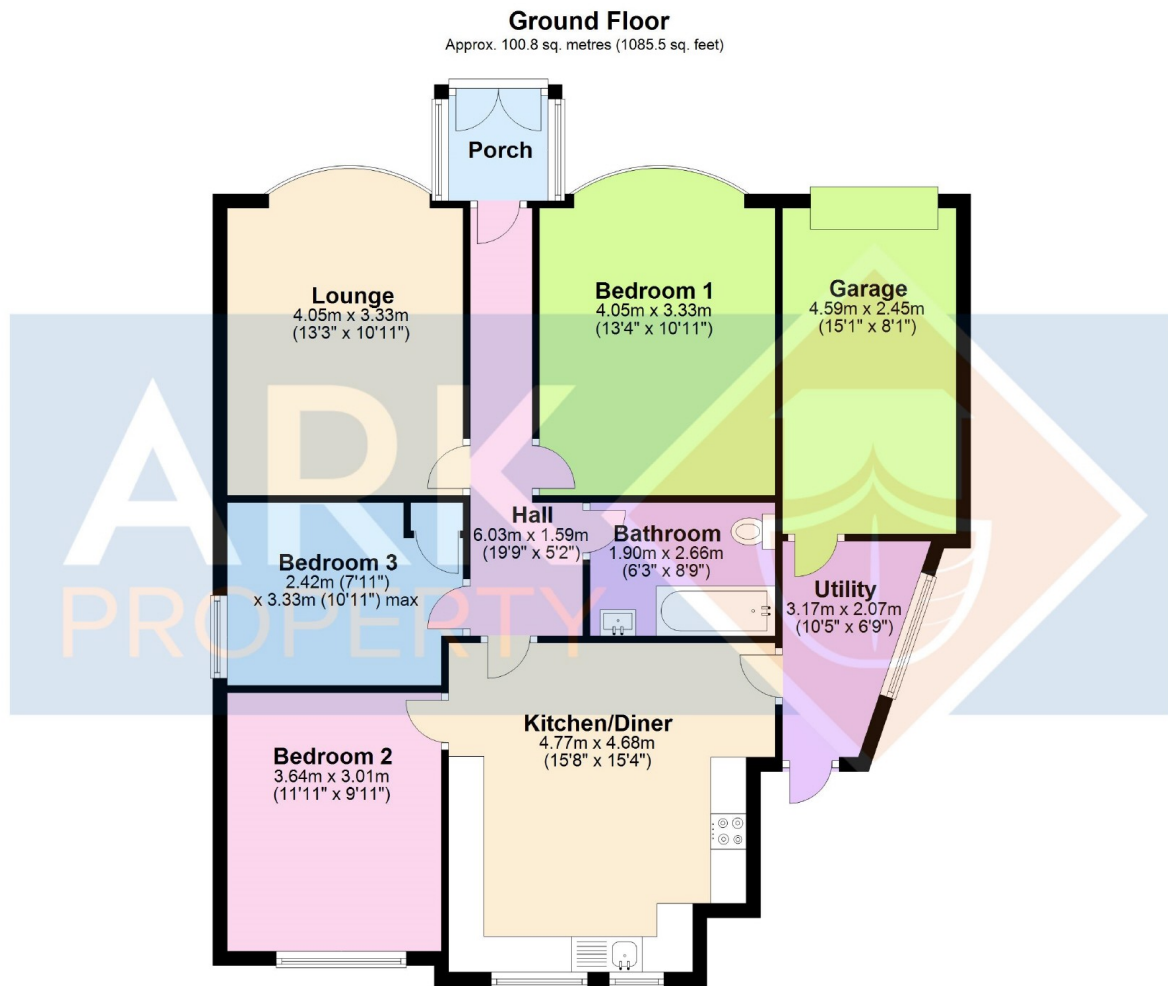
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These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must 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.

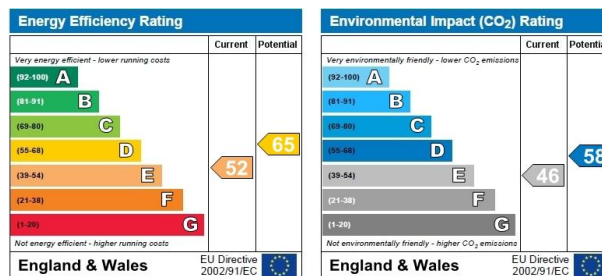








Total area: approx. 100.8 sq. metres (1085.5 sq. feet)



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