



8 Amsterdam Gardens, Spalding, PE11 3HY

£340,000

Immaculate four bedroom detached family home situated in a popular residential area benefiting from overlooking the communal green, ample off road parking with double garage and well maintained rear garden. The property comprises of entrance hallway, living room, dining room, kitchen, utility room and cloakroom with the first floor offering master bedroom with en-suite, three further bedrooms and family bathroom. The front driveway provides ample off road parking with vehicular access to the double garage. Enclosed rear garden providing ample of seating and entertaining space and mature shrubbery and trees.

Call today to get your viewing booked in!

Entrance Hallway 10'10" x 9'7" (3.32m x 2.93m)



PVCu composite door to front, laminate flooring, under-stair storage cupboard, and stairs to first floor accommodation.

Living Room 21'1" x 11'3" (6.45 x 3.45)



PVCu double glazed window to front and sliding doors to rear aspect, coving to textured ceiling, gas fire, radiator.

Dining Room 10'11" x 10'4" (3.35 x 3.17)



PVCu double glazed window to rear, coving to textured ceiling, radiator.

Kitchen 9'4" x 12'0" (2.87 x 3.68)



PVCu double glazed window to front, coving to skimmed ceiling with recessed ceiling spotlights. Fitted with a matching range of base and wall units with work surface over. Sink with drainer. Breakfast bar. Electric hob with extractor. Electric oven. Integrated dishwasher. Part tiled splashback walls. Laminate flooring.

Utility Room 8'9" x 6'0" (2.67 x 1.85)

PVCu double glazed window to rear aspect. Door to side aspect. Base and wall units with work surface over. Laminate flooring. Sink with drainer. Space for fridge freezer. Space and plumbing for washing machine. Radiator.

Cloakroom 2'11" x 4'8" (0.89m x 1.43m)

PVCu double glazed window to side aspect. Toilet. Wash hand basin. Laminate flooring.

First Floor Landing 6'2" x 19'10" (1.89m x 6.07m)



PVCu double glazed window to side elevation. Carpeted. Loft access. Radiator. Storage cupboard.

Bedroom One 11'5" x 13'1" (3.48 x 3.99)



PVCu double glazed window to front elevation. Carpeted. Radiator. Fitted wardrobes.

En-Suite 8'0" x 6'2" (2.44m x 1.88m)



PVCu double glazed window to front elevation. Shower unit. Toilet. Wash hand basin. Heated towel rail. Spot lighting.

Bedroom Two 7'8" x 14'7" (2.36 x 4.47)



PVCu double glazed window to rear elevation. Radiator.

Bedroom Three 7'8" x 7'1" (2.36 x 2.16)



PVCu double glazed window to rear elevation. Radiator.

Bedroom Four 7'8" x 9'4" (2.36 x 2.87)



PVCu double glazed window to rear elevation. Radiator. Fitted wardrobes.

Bathroom 6'3" x 11'9" (1.92m x 3.60m)

PVCu double glazed window to front elevation. Toilet. Heated towel rail. Tiled flooring. Spa bath with taps over. Wash hand basin. Shower unit.

Exterior

Enclosed front garden with brick wall and wooden gates. Generous sized blocked paved driveway providing ample off road parking with vehicular access to the double garage.

Gated access to the rear garden which provides ample of seating and entertaining space, mature shrubbery and trees. Outside water tap and power points.

**Property Postcode**

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

Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING: C

COUNCIL TAX BAND: D

HEATING: Gas

PLEASE NOTE:

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

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.

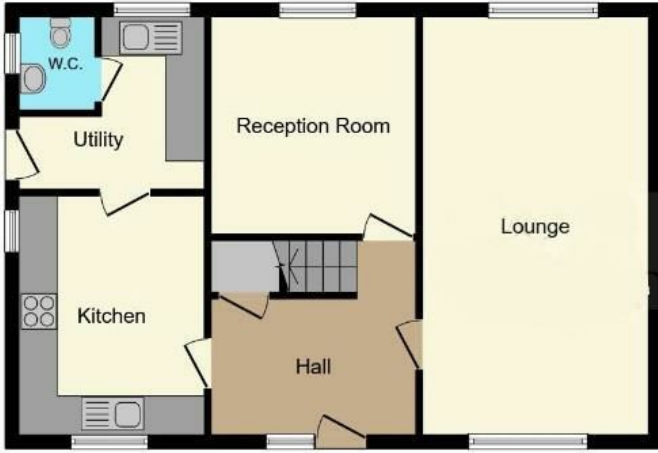
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

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.

Video Tour (Scan Here)

Floor Plan

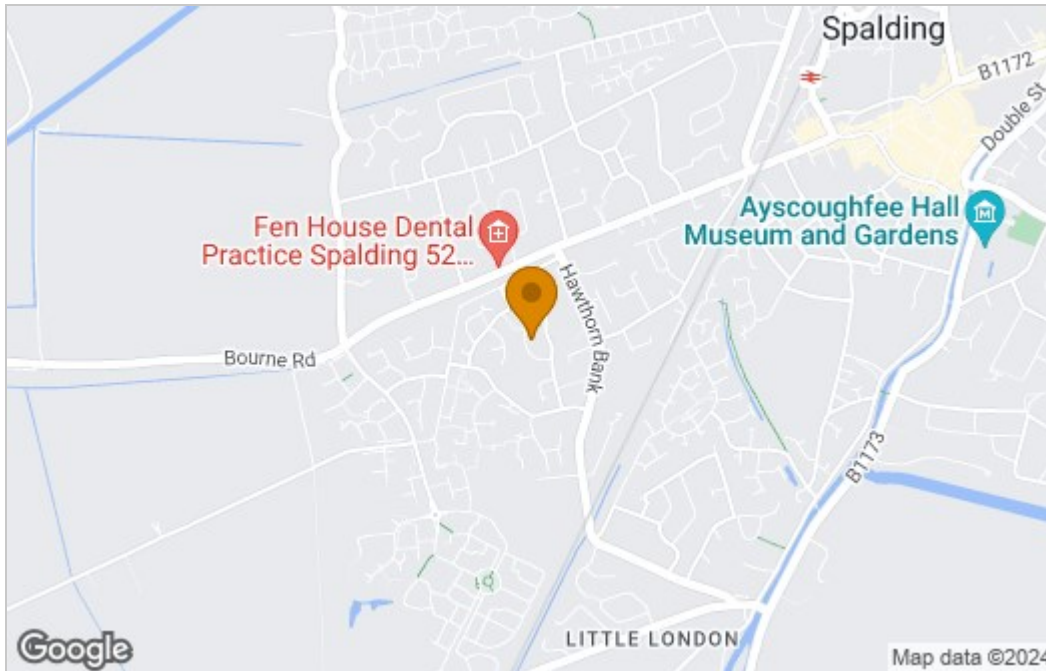


Ground Floor

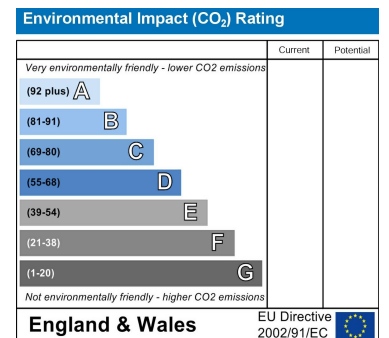
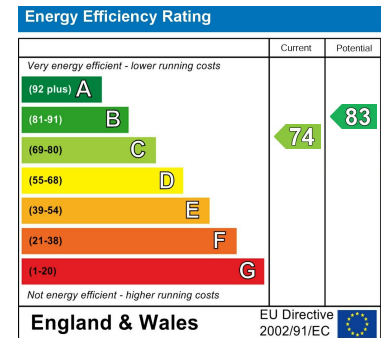


First Floor

Area Map



Energy Efficiency Graph



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