



Little Acre South Drove, Spalding, PE11 3BD

£625,000

Ark Property Centre are delighted to offer for sale Little Acre on South Drove in Spalding. Recently converted into this stunning contemporary residence of just over 3000 square feet set over two floors and boasting a high specification. Internally comprising four bedrooms, three bathrooms and exceptional open plan living space with additional lounge, utility room and cloakroom. This property is available for viewings strictly by appointment through Ark Property Centre.

Kitchen Living Area 34'5" x 19'11" (10.51m x 6.08m)



64 Square meters of entertaining space currently comprising an entrance area with open balustrade staircase and under stairs nook leading up to the galleried landing. Living dining areas beyond with anthracite aluminium glazed wall and bi folding doors opening to the courtyard, skimmed ceiling with recessed LED spotlighting, porcelain tiled flooring.

Kitchen - Fitted with a matching range of contrasting colour shaker style units comprising a mix of cupboard units and pan drawers with quartz worktop and matching upstand. Five ring Neff electric hob with quartz splashback and black Neff angled chimney cooker hood, twin Neff Wifi enabled slide and hide door ovens, full height fridge and full height freezer, integrated wine chiller.

Island unit - 2.7m x 0.8m, comprised of base units with quartz worktop over and breakfast bar, inset composite sink with chrome mixer tap over and inset draining grooves, grooves, integrated three compartment bin drawer and integrated dishwasher.



Rear Lobby 3'8" x 3'8" (1.14m x 1.12m)



Skimmed ceiling with recessed ceiling spotlights, porcelain tile flooring, door to utility room, cloakroom and airing cupboard.

Utility Room 14'7" x 6'10" (4.46m x 2.10m)



Skimmed ceiling with recessed ceiling spotlights, porcelain tiled flooring. Fitted base units with roll edge work surfaces over, stainless steel sink and drainer with chrome mixer tap over, space and plumbing for washing machine and tumble dryer.

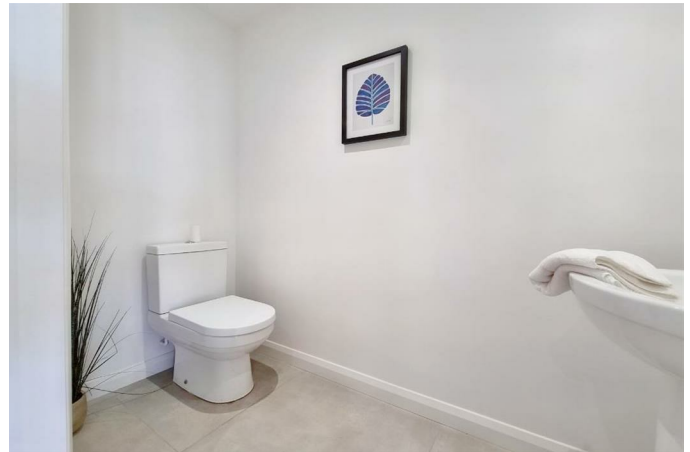
Airing Cupboard 3'5" x 2'3" (1.06m x 0.70m)

Skimmed ceiling with recessed ceiling spotlights, underfloor heating manifold and controls.

Cloakroom 3'1" x 6'9" (0.95m x 2.08m)



Skimmed ceiling with recessed ceiling spotlights and extractor fan, porcelain tiled flooring. Fitted with a close coupled toilet with push button flush and pedestal wash hand basin with chrome mixer tap over.



Lounge 21'1" x 14'3" (6.45m x 4.36m)



Skimmed ceiling with recessed ceiling spotlights, porcelain tiled flooring, anthracite aluminium glazed wall overlooking the courtyard.

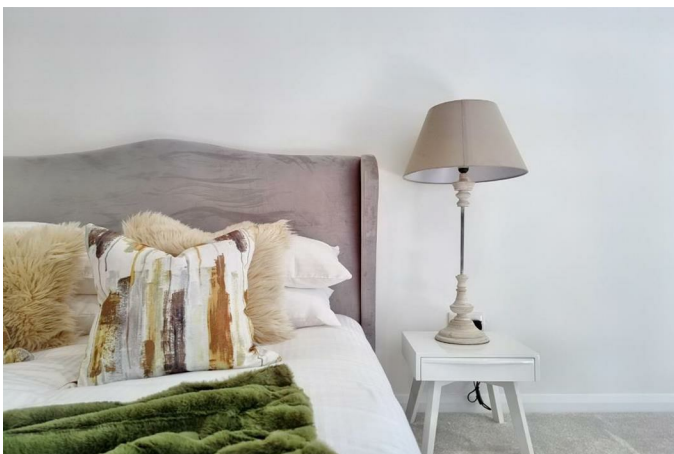




Ground Floor Bedroom One 21'5" x 12'5"
(6.54m x 3.80m)



Anthracite aluminium double glazed window to side, skimmed ceiling with recessed ceiling spotlights, door to ensuite.



Ensuite 10'11" x 6'10" (3.34m x 2.09m)



Skimmed ceiling with recessed ceiling spotlights and extractor fan, tiled flooring, fitted black profile shower enclosure with full height tiling, glass sliding door and chrome mains thermostatic shower riser, rainfall head and hand held shower attachment, fitted close coupled toilet with push button flush and half height tiling and wash hand basin with chrome mixer tap over set in vanity unit with storage under and half height tiling.



Landing 18'11" x 11'8" (5.79m x 3.57m)



Galleried landing with vaulted ceiling, anthracite aluminium double glazed windows, radiator. Doors to bedrooms, bathroom and storage room.

Bedroom Two 23'0" x 13'10" (7.03m x 4.23m)



Anthracite aluminium double glazed windows, skimmed ceiling with twin Velux windows, radiator, built in six door wardrobe with hanging rails, shelving and power points. Door to ensuite.



Ensuite 13'1" x 14'2" (4.00m x 4.32m)



Skimmed ceiling with Velux window, tiled flooring, radiator, chrome wall mounted heated towel rail, extractor fan, fitted black profile shower enclosure with full height tiling, glass sliding door and chrome mains thermostatic shower riser, rainfall head and hand held shower attachment. Fitted close coupled toilet with push button flush and wash hand basin with chrome mixer tap over set in vanity unit with storage under, freestanding double ended bath with pop up waste and chrome freestanding bath spout.



Landing 4'11" x 2'9" (1.52m x 0.85m)
Skimmed ceiling, doors to bedrooms three and four.



Bedroom Four 17'8" x 13'3" (5.40m x 4.05m)



Bedroom Three 21'3" x 13'1" (6.50m x 3.99m)



Skimmed ceiling with Velux window, radiator.



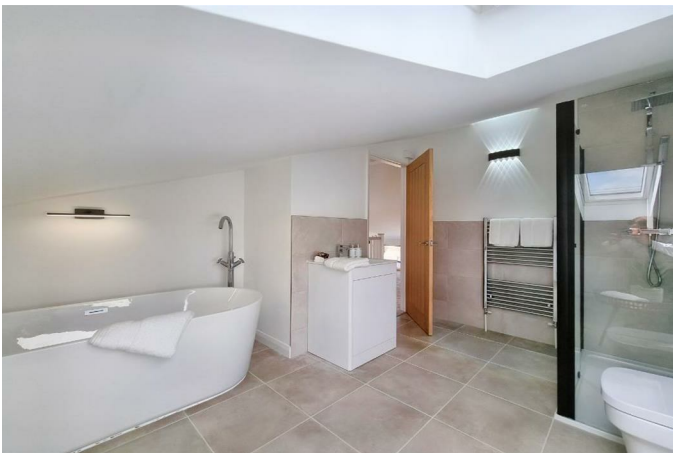
Anthracite aluminium double glazed window, skimmed ceiling with twin Velux windows, radiator.



Storage Room 7'5" x 9'0" (2.28m x 2.75m)
Skimmed Ceiling.

Bathroom 10'4" x 13'9" (3.17m x 4.20m)

Skimmed ceiling with Velux window, radiator, wall mounted chrome heated towel rail, tiled flooring. Black profile shower enclosure with sliding door, full height tiling and chrome mains thermostatic shower riser with rainfall head and hand held shower attachment. Fitted close coupled toilet with push button flush and wash hand basin with chrome mixer tap over set in vanity unit with storage under. Freestanding double ended bath with pop up waste and freestanding chrome bath spout.

**Outside**

Little Acre can be located just to the South of the Horseshoe Road and South Drove Junction and adjacent to the South Drove Drain. The property sits central on it's quarter acre plot (subject to survey) and enjoys South Westerly field views from the garden. To the front of the property is a lawn and gravel drive providing off road parking for multiple vehicles. Side access leads to the rear garden which is enclosed by two bar post and rail fencing and is laid to lawn with gravel path linking the front of the property to the rear courtyard. There is external lighting and water tap.





Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING: C

COUNCIL TAX BAND: To be confirmed

The property benefits from air source heating with under floor heating to the ground floor and radiators to the first floor.

The property is not connected to mains drainage and is serviced by treatment plant.

PLEASE NOTE:

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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

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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.

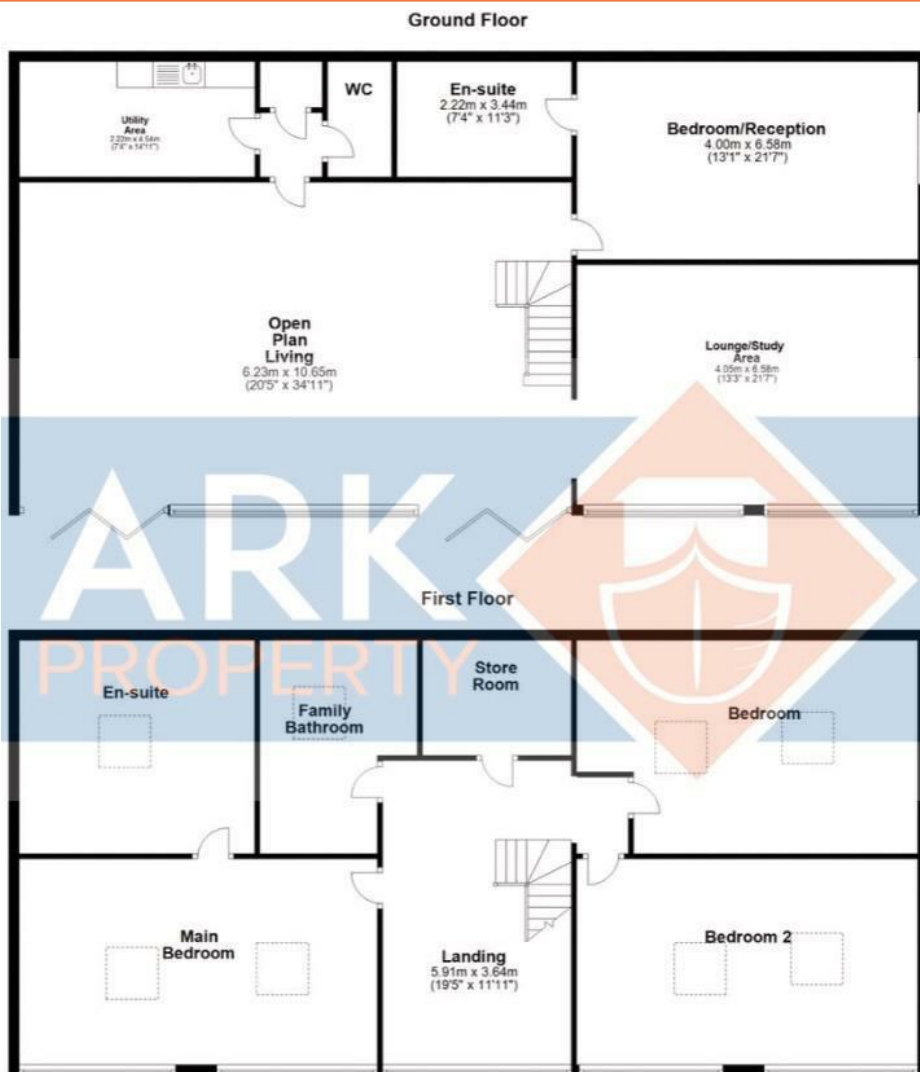
Property Postcode

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

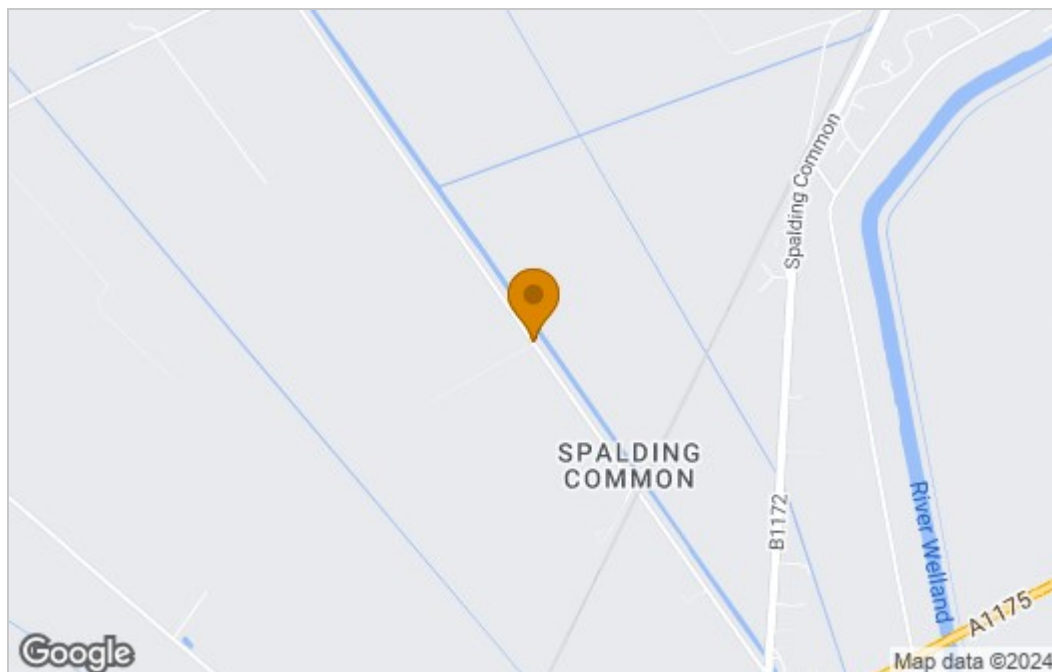
Viewing Arrangements

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.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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