



13 Crown Drive, Spalding, PE11 2HT
Offers In The Region Of £230,000

Ark Property Centre are delighted to offer for sale this three bedroom detached house on Crown Drive in Spalding. Briefly comprising entrance hall, lounge, dining room, kitchen with utility and cloakroom. To the first floor is a landing leading to three bedrooms and bathroom. The property also benefits from a single garage and generous rear garden. With river walks and Springfields Outlet on the doorstep this property is a must view, contact Ark for more information.

Entrance Hallway 12'7" x 6'3" (3.84m x 1.92m)



Upvc double glazed entrance door and side panels. Radiator. Telephone point. Laminate flooring.

Living Room 12'4" x 10'7" (3.78 x 3.23)



Upvc window to front aspect. Feature fireplace with wooden surround and granite hearth. Television point. Covered ceiling. Ceiling fan and light. Laminate flooring.

Dining Room 10'0" x 9'4" (3.05 x 2.87)



Patio doors to rear aspect. Covered ceiling. Double radiator. Television point.

Kitchen 9'4" x 8'7" (2.87 x 2.62)



Upvc window to rear aspect. Kitchen with a range of base and wall units with roll top work surface over. Stainless steel sink with drainer. Tiled splash back. Space for cooker and fridge. Radiator. Under stairs storage cupboard.

Utility Room



Upvc pedestrian door to rear garden. Upvc window to rear aspect. Worktop space with plumbing for washing machine. Door to cloakroom. Door to integral garage.

Cloakroom



Upvc frosted window to rear aspect. Wall mounted wash hand basin. Toilet. Tiled splashback.

Landing



Loft Access. Smoke detector. Doors to bedrooms and bathroom.

Bedroom Three 8'11" x 6'7" (2.72 x 2.01)



Upvc window to front elevation. Coved ceiling. Radiator.

Bedroom One 12'4" x 10'7" (3.78 x 3.23)



Two Upvc windows to front elevation. Coved ceiling. Radiator.

Bathroom



Upvc double glazed window to rear elevation. Three piece suite comprising toilet. Wash hand basin. Panelled bath with shower over. Fully tiled walls. Chrome heated towel rail.

Bedroom Two 12'4" x 10'7" (3.78 x 3.23)



Upvc window to rear elevation. Coved ceiling. Radiator.

Exterior



To the front of the property is concrete and gravel driveway giving access to single garage. The rear is fully enclosed with mature and established trees and shrubs with patio seating areas and a timber shed.

Single Garage



Larger than average single integral garage with steel up and over door. Power and light connected.



Video Tour QR Code



Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING: D

COUNCIL TAX BAND: C

HEATING: Gas

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

Property Postcode

For location purposes the postcode of this property is: PE11 2HT

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.

Offers 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

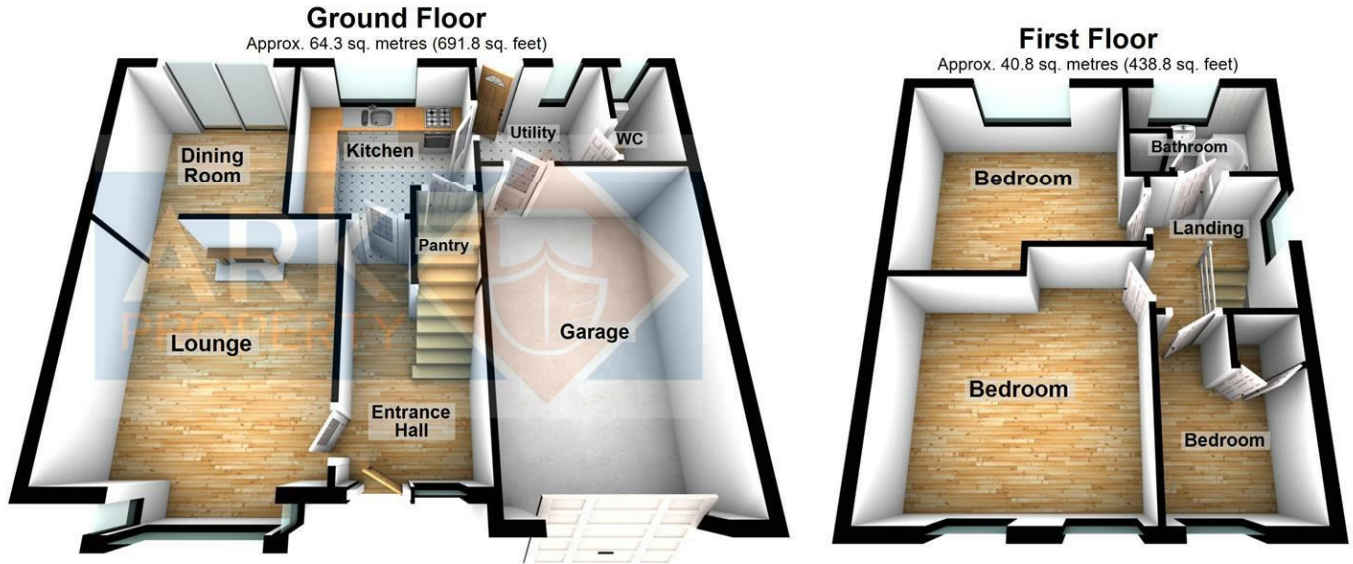
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

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.

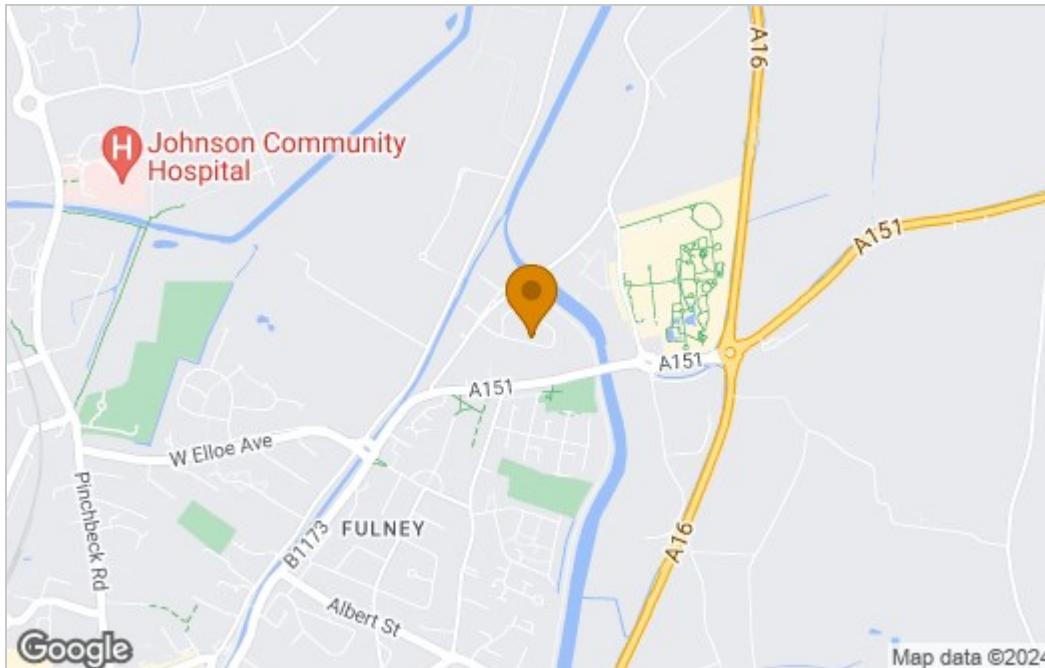
Floor Plan



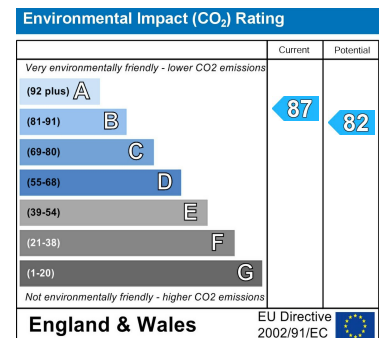
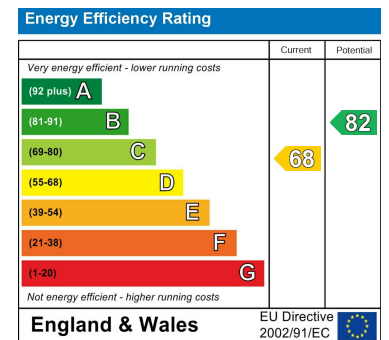
Total area: approx. 105.0 sq. metres (1130.5 sq. feet)

All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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