



## **42B Spalding Common, Spalding, PE11 3AU**

**£530,000**

**SIMPLY STUNNING!** This spacious individually designed, executive detached bungalow needs to be viewed to be fully appreciated. With stunning porcelain tiles underfoot and neutral modern décor and under floor heating. Each room has its own thermostat which can be controlled remotely via an app.

This home is presented to a high standard throughout and has three double bedrooms with the master having an en-suite and dressing area. The heart of this home is the beautiful kitchen/diner with a sun room off, an ideal place to entertain with views over the garden. The double garage also has access to large loft storage space which could be converted in to further living space (stp).



### Entrance Hall



The double glazed front door with double glazed windows either side leads into the spacious entrance hall which has porcelain tiled flooring, radiator and access to the loft.

### Living Room 19'7" x 15'5" (5.97m x 4.70m)



There is a picture double glazed bow window to front aspect making this a light and airy room with porcelain tiled flooring and three TV points.

### Kitchen/Diner 15'7" x 11'5" (4.75m x 3.48m)



This is the heart of this beautiful home with its high gloss base and eye level units with Quartz stone worktops and under unit lighting. There are integrated oven, microwave along with a dishwasher. The centre island continues the theme with its Quartz stone worktop and inset hob with extractor hood over.

### Utility Room 7'2" x 5'10" (2.18m x 1.78m)



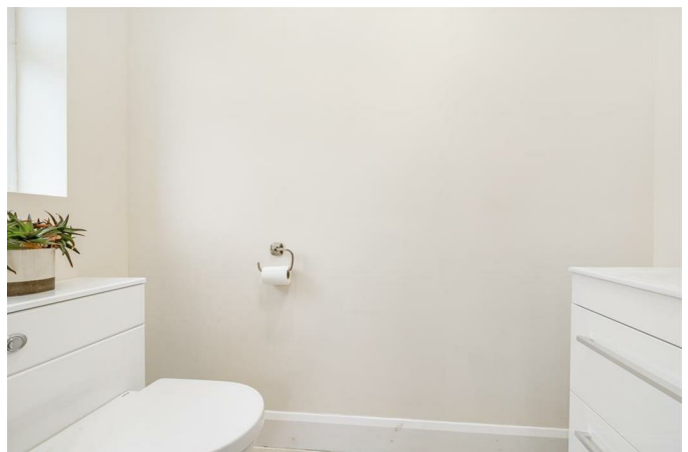
Half paned double glazed door leading out to the rear, double glazed window to side aspect, plumbing for washing machine, radiator and porcelain tiled flooring.

### Sun Room 14'8" x 10'7" (4.47m x 3.261m)



There are bi-folding doors leading out to the rear garden with further double glazed windows either side and a roof lantern making this a really bright room.

### Cloakroom



Consisting of a low level WC, wash hand basin and double glazed window.

**Master Bedroom 15'11" x 11'7" (4.85m x 3.53m)**



There is a double glazed window over looking the rear garden, TV point, porcelain tiled flooring and partition wall separating the bedroom from the dressing area.

**En Suite 11'5" x 3'8" (3.48m x 1.12m)**



Consisting of a walk in double shower enclosure, low level WC, sink with vanity unit under, shaver point and a double glazed window.

**Dressing Area**



Fitted with a range of wardrobes and dressing table.

**Bedroom 11'8" x 11'3" (3.56m x 3.43m)**



A double glazed window over looks the rear aspect, TV point and porcelain tiled flooring.

**Bedroom 13'6" x 8'6" (4.11m x 2.59m)**



A double glazed window overlooks the front aspect, TV point and porcelain tiled flooring.

**Family Bathroom 8'11" x 8'2" (2.72m x 2.49m)**



Fitted with a four piece suite consisting of a walk in



double shower enclosure, oval double-ended freestanding bath, low level WC, sink with vanity unit under, heated towel rail and a double glazed window to side aspect.

### Front Garden



A wooden five bar gate gives access to the gravel driveway which leads to the double garage and a gravel pathway leads to the front door. There is an area of lawn with flower bed borders.

### Rear Garden



The rear garden has a patio which leads the lawn which has flower and shrub borders.

### Double Garage

There are two up and over doors with light and power, courtesy door leading into the hallway. There is access to the large loft space.

### Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING: C

COUNCIL TAX BAND: D

### PLEASE NOTE:

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

### 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.

### 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

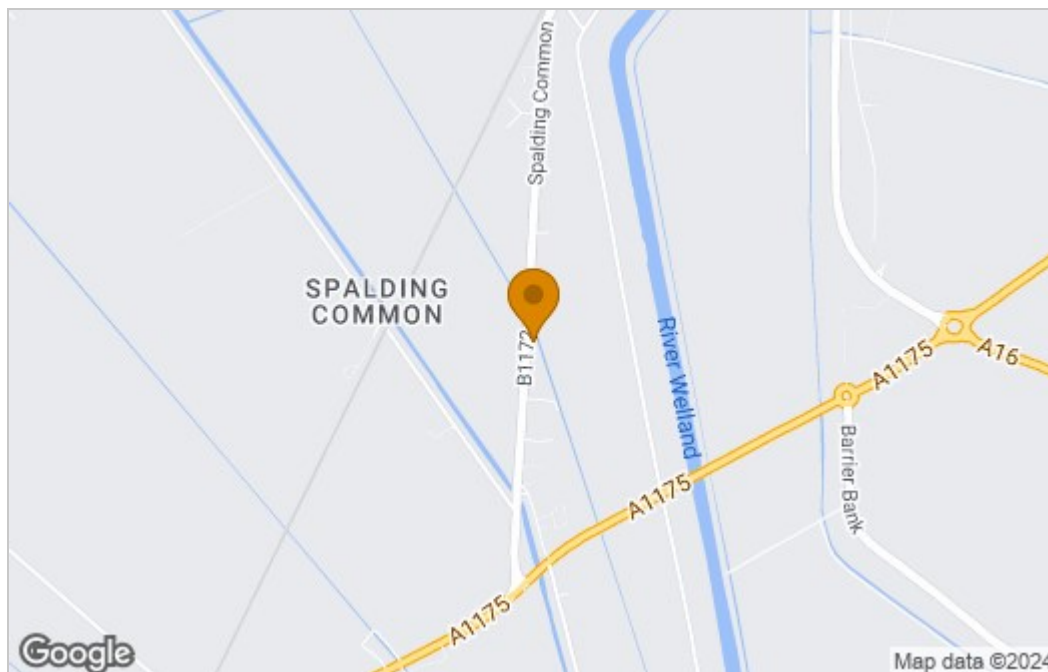
For location purposes the postcode of this property is: PE11 3AU

## Floor Plan

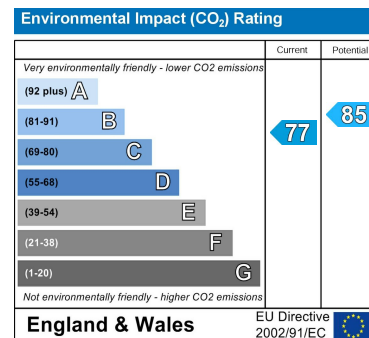
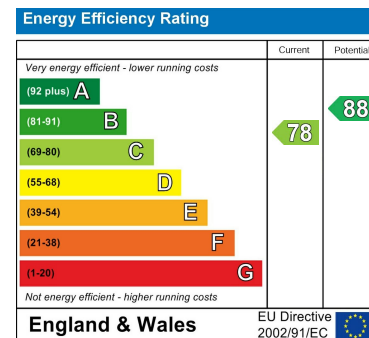


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## Area Map



## Energy Efficiency Graph



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6 New Road, Spalding, Lincolnshire, PE11 1DQ  
 Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

