



Plot 40, The Mallard Coalbeach Lane South, Spalding, PE11 4DF

£475,000

PLOT 40 ** THE MALLARD * BRAND NEW FOUR BEDROOM DETACHED HOUSE**

The Mallard is a uniquely designed four bedroom detached property with detached double garage. Situated on a brand new development in the sought after village of Surfleet nestled on the bank of the River Glen.

The village offers a golf course, Bistro Pub and primary school, with easy access to the market town of Spalding approx 4.5 miles away offering a full range of shopping and leisure facilities along with bus and railway stations. The city of Peterborough is a further 18 miles away offering a fast train link with London's Kings Cross.

The Mallard comprises of entrance hallway, lounge, open plan kitchen- diner, snug, dining room and cloakroom. The first floor offers the principle bedroom with en-suite, three further bedrooms and family bathroom. With detached double garage and fully enclosed rear gardens.

Entrance Hallway 11'5" x 9'10" (3.50 x 3.00)

Composite Glazed Door. Intruder Alarm. White Emulsion to Ceilings and Walls. White Satin Skirting and doors. Chrome Door handles. Stairs to first Floor.

Lounge 12'2" x 15'0" (3.72 x 4.59)

Double Glazed Windows. White Emulsion to Ceilings and Walls. White Satin Skirting and doors. Chrome Door handles. Electric points. Media Point.

Kitchen/Diner 22'8" x 11'11" (6.93 x 3.64)

Fully Fitted Kitchen Units with quartz worktop, wall and kickboard lighting with Integrated Dishwasher, Fridge Freezer, Oven, Hob & Extractor. Upstands and Splashbacks. Stainless Steel One & half bowl sink with upgraded mixer tap. LVT Flooring to Kitchen

Snug 12'2" x 10'7" (3.72 x 3.25)

Double Glazed Windows. White Emulsion to Ceilings and Walls. White Satin Skirting and doors.

Dining Room 11'3" x 9'8" (3.43 x 2.96)

Double Glazed Windows. White Emulsion to Ceilings and Walls. White Satin Skirting and doors. Chrome Door handles. Electric points.

Cloakroom 7'3" x 3'7" (2.23 x 1.11)

Toilet with wash hand basin. Tiled splash backs. Stainless steel towel rail.

Utility 11'3" x 5'9" (3.43 x 1.76)

Door to rear access. LVT flooring. Worktop with upstand with base unit under. Wall unit with sink and upgrade mixer tap.

Principle Bedroom 14'7" x 9'9" (4.46 x 2.99)

Double Glazed Window. White Emulsion to Ceilings and Walls. White Satin Skirting and doors. Chrome Door handles. Electric points. Television Point.

Ensuite 7'5" x 7'0" (2.28 x 2.15)

Fitted White Sanitaryware with Shower. Half tiling. Extractor Fan. Heated Towel Rail. LVT Flooring.

Dressing Area 7'5" x 4'9" (2.28 x 1.47)

White Emulsion to Ceilings and Walls. White Satin Skirting and doors.

Bedroom 2 12'2" x 13'10" (3.72 x 4.24)

Double Glazed Windows. White Emulsion to Ceilings and Walls. White Satin Skirting and doors. Chrome Door handles. Electric points. Television Point.

Bedroom 3 12'2" x 11'9" (3.72 x 3.60)

Double Glazed Windows. White Emulsion to Ceilings and Walls. White Satin Skirting and doors. Chrome Door handles. Electric points. Television Point.

Bedroom 4 12'2" x 8'1" (3.71 x 2.48)

Double Glazed Windows. White Emulsion to Ceilings and Walls. White Satin Skirting and doors. Chrome Door handles. Electric points. Television Point.

Bathroom 9'9" x 8'2" (2.99 x 2.50)

Fitted White Sanitaryware. Extractor Fan. Shaver Point. Chrome Heated Towel Rail. Half Tiling. LVT Flooring.

Garden

Turf to Front and rear garden. Patio Area. External Lighting to front and rear

Surfleet Show Home Appointments

There is a show home available to view. The Show Home is a Peacock style 4 bedroom detached House with a Double Garage.

The Sales office is open Fri, Sat and Monday 10am - 5pm and Sunday 10am - 4pm. Please call to book your viewings on 01775 766888. For all other enquiries outside these times please call the head office on 01775 766888.

Property Information

Carpets throughout
Programmable Gas Central Heating
Mains wired smoke alarm in hallway & landing
Mains fed CO2 alarm
Fibre Broadband
LABC 10 Year Warranty

Freehold with vacant possession on completion.

PLEASE NOTE: There will be a management charge payable on each plot per annum. Price to be confirmed.

The colour of the brickwork and roofs are subject to change and will be confirmed at reservation stage. These illustrations are artists impressions only and not to be taken as an actual representation of finish or specification.

Glenfields Offer Procedure

There is a £1000 Reservation fee which goes towards the final purchase.

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

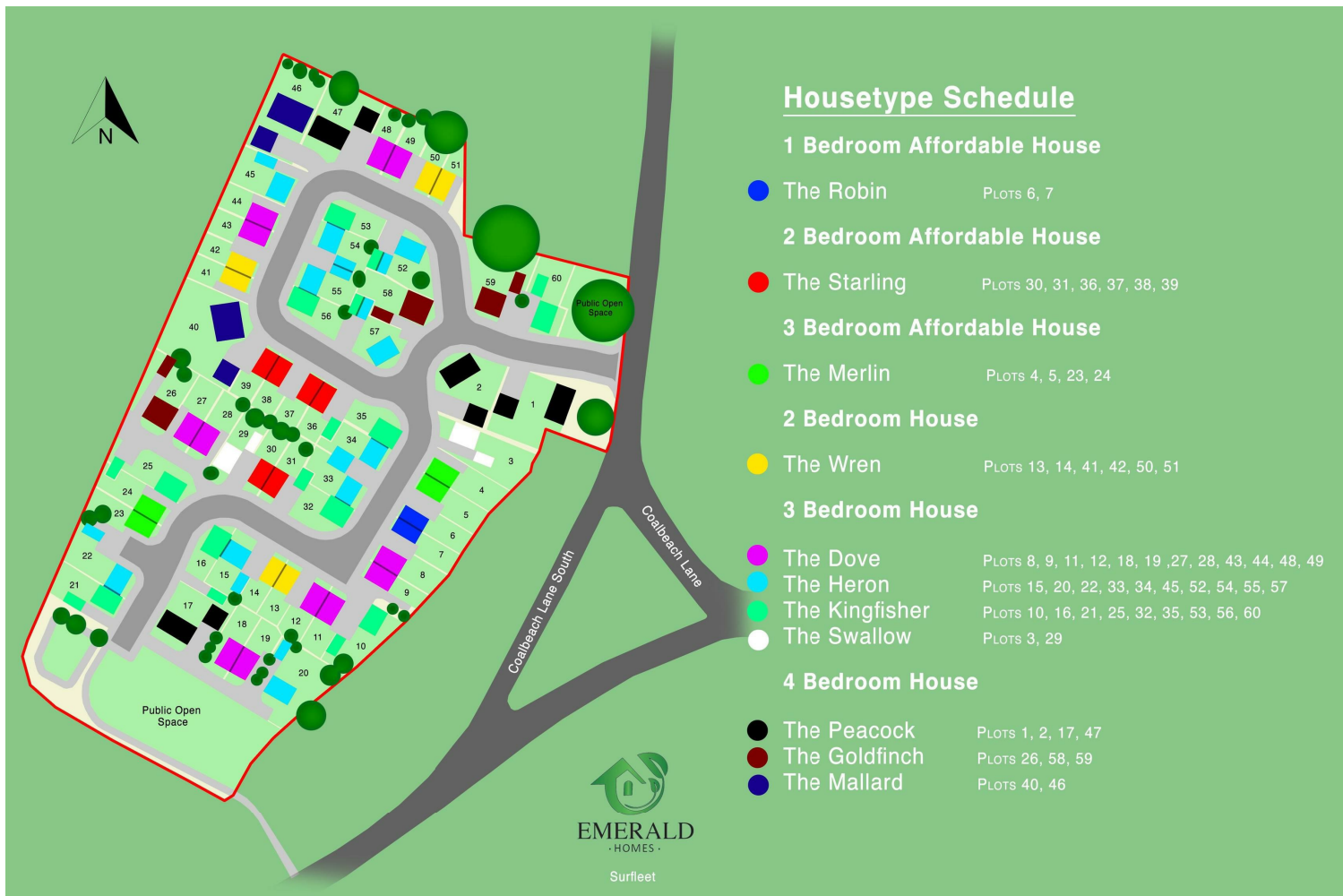
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Plan produced using PlanUp.

Site Plan



Housetype Schedule

- 1 Bedroom Affordable House**
 - The Robin PLOTS 6, 7
- 2 Bedroom Affordable House**
 - The Starling PLOTS 30, 31, 36, 37, 38, 39
- 3 Bedroom Affordable House**
 - The Merlin PLOTS 4, 5, 23, 24
- 2 Bedroom House**
 - The Wren PLOTS 13, 14, 41, 42, 50, 51
- 3 Bedroom House**
 - The Dove PLOTS 8, 9, 11, 12, 18, 19, 27, 28, 43, 44, 48, 49
 - The Heron PLOTS 15, 20, 22, 33, 34, 45, 52, 54, 55, 57
 - The Kingfisher PLOTS 10, 16, 21, 25, 32, 35, 53, 56, 60
 - The Swallow PLOTS 3, 29
- 4 Bedroom House**
 - The Peacock PLOTS 1, 2, 17, 47
 - The Goldfinch PLOTS 26, 58, 59
 - The Mallard PLOTS 40, 46

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

