



## **29 Minsmere Close, Spalding, PE11 3PD**

**£179,000**

Ark Property Centre are delighted to offer for sale with NO ONWARD CHAIN this fantastic two bedroom property on Minsmere Close in Spalding. Benefiting from modern fixtures and fittings, ensuite to bedroom one, downstairs W.C and a landscaped rear garden perfect for entertaining, this property is a must view!

Contact Ark for more information.



### Entrance Hall



Welcome guests into the hallway, tastefully decorated and setting the tone for the rest of the home awaiting you. From here, stairs sweep up to the first floor.

### Cloakroom



It's so handy to have a downstairs cloakroom, tastefully decorated and complete with a close coupled WC and wash hand basin.

### Kitchen 9'4" x 7'7" (2.87 x 2.33)



The well equipped kitchen looks out to the front aspect of the quiet close beyond. High and low level white gloss cabinetry adorns three of the walls, providing plenty of storage and complementary wood effect work surfaces. Fitted with an integrated fridge freezer, washing machine, undercounter oven, four ring hob and stainless sink with drainer. You can cook up a storm from the first night in your new home!

### Lounge 12'9" x 14'11" (3.90 x 4.55)



The lounge sits to the rear of the home, looking out to the garden through the french doors - perfect for entertaining and summer barbecues. With space for sofas and a dining table too, here you'll also find a large under stairs cupboard, ideal for hiding away household items, coats and shoes.



### First Floor Landing

The landing adjoins the two bedrooms and bathroom.

### Bedroom 1 10'9" x 10'0" (3.28 x 3.07)



The largest of the two bedrooms sits to the front of the home, offering plenty of room for a large double bed and benefitting from built in wardrobes plus an adjoining en suite shower room.



### En-Suite 3'10" x 6'1" (1.19 x 1.87)



Tastefully presented with shower enclosure tiles, the ensuite shower room means no queuing for the family bathroom in the morning rush! With a double shower enclosure with a sliding glass door and electric shower, close coupled WC and hand basin, an obscured glass window draws in light from the front aspect.



**Bedroom 2 7'11" x 10'0" (2.42 x 3.07)**

The second bedroom would make a great double guest room, generous single bedroom, dressing room, home office, study, hobbies room, nursery..... need we go on?!

**Bathroom 6'8" x 5'6" (2.04 x 1.70)**

The family bathroom is fitted with a bath with hand held shower attachment - a lovely space to relax at the end of the day. Completed by a close coupled WC, hand basin, there's no work needed here either!

**Garden**

Tastefully done and made fantastic use of the space. The rear garden has been made low maintenance with artificial lawn, patio area and raised beds to add a bit of colour to the garden.

**Parking**

To the front of the property you have one allocated parking space

**Property Postcode**

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

**Additional Information**

TENURE: Freehold with vacant possession on completion.

EPC RATING: B

COUNCIL TAX BAND: A

MANAGEMENT COMPANY: RMG

COST: £50.00 per quarter

**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**

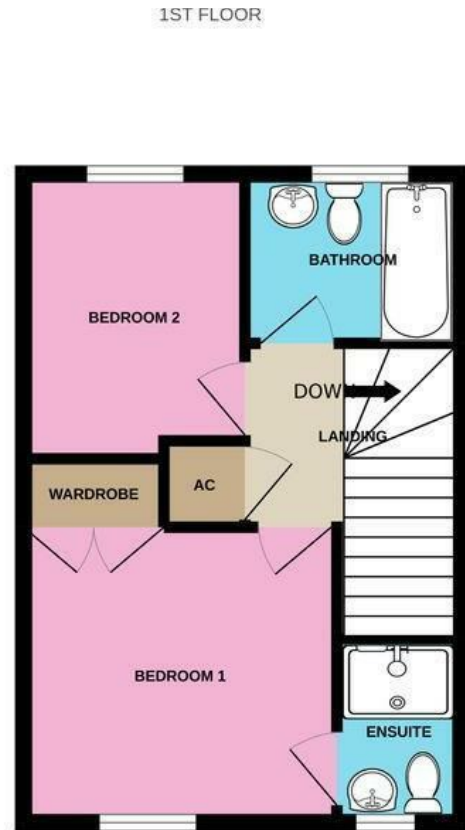
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

**Disclaimer**

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Floor Plan

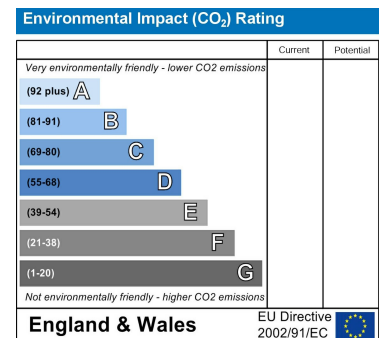
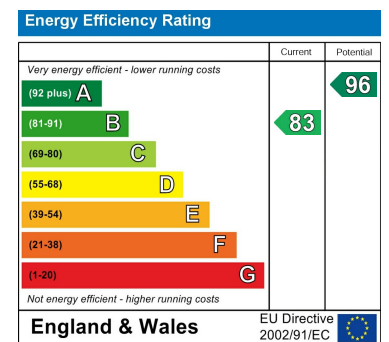


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Area Map



Energy Efficiency Graph



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