



18 Livingstone Drive, Spalding, PE11 2FS

£274,000

NO ONWARD CHAIN! This FIVE bedroom detached FAMILY home is a SPACIOUS and inviting residence and the owner is MOTIVATED TO SELL. The property is situated within WALKING DISTANCE of Spalding Grammar School and TOWN CENTRE with its amenities and train station. Being well-maintained the property offers ample living space, a beautifully enclosed rear garden, garage, and convenient off-road parking. Comprising of entrance hallway, cloakroom, living room diner, kitchen and utility room. The first floor offers bedroom one with fitted wardrobes and EN-SUITE, two further bedrooms and family bathroom with the second floor offering two further bedrooms. The property is ideally located close to open space for children to play. It is also located close to Coronation Chanel making it great for dog walkers

Entrance Hall 6'9" x 6'2" (2.07 x 1.88)

Part glazed composite door to front aspect. Wood effect flooring. Stairs to first floor landing.

Cloakroom 4'1" x 4'8" (1.27 x 1.43)



Wash hand basin. Toilet. Radiator.

Lounge Diner 18'2" x 16'11" (5.56 x 5.18)



Upvc window to front and side aspect. Double doors opening to rear garden. Wood effect flooring. Radiator. Television point. Featured fireplace.

Kitchen 8'1" x 10'7" (2.47 x 3.25)



Upvc window to front and side aspect. Base and wall units with work surface over. Space for freestanding oven with stainless steel extractor over. Stainless steel sink with drainer and mixer tap over. Radiator. Wall mounted boiler. Space for under counter appliance. Tiled flooring.

Utility Room 5'3" x 8'6" (1.62 x 2.61)



Part glazed door to rear aspect. Base unit with work surface over. Space and plumbing for washing machine. Tiled flooring. Extractor fan. Part tiled walls.

First Floor Landing 10'8" x 9'4" (3.27 x 2.86)

Stairs to second floor landing.

Bedroom One 14'2" x 10'7" (4.34 x 3.25)



Upvc window to front elevation. Radiator. Wood effect flooring. Fitted wardrobes.

En-Suite 3'11" x 8'6" (1.20 x 2.61)



Toilet. Wash hand basin. Part tiled walls. Shaver point. Extractor fan. Shower cubicle with shower over.

Bathroom 7'4" x 6'5" (2.25 x 1.97)



Upvc window to front elevation. Panelled bath with shower over and glazed shower screen. Toilet. Wash hand basin. Part tiled walls. Extractor fan.

Bedroom Four 10'0" x 8'2" (3.05 x 2.51)



Upvc window to side elevation. Radiator. Carpeted.

Bedroom Five 7'10" x 11'2" (2.41 x 3.41)



Upvc window to front elevation. Wood effect flooring. Radiator.

Second Floor Landing 6'0" x 10'9" (1.83 x 3.30)

Storage cupboard.

Bedroom Two 12'8" x 12'1" (3.87 x 3.70)



Upvc window to front and side elevation and velux style window to rear. Carpeted. Radiator.

Bedroom Three 12'8" x 8'5" (3.87 x 2.59)



Upvc window to front and side elevation with velux style window to the rear. Carpeted. Radiator.

Single Garage 17'6" x 8'3" (5.35 x 2.53)

Up and over door to front aspect. Personnel door. Power and lighting.

Exterior

The enclosed low-maintenance rear garden has been designed and presented to the highest of standards. Featured paved area with stone chippings. Shaped turfed area.

Property Postcode

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

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.

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.

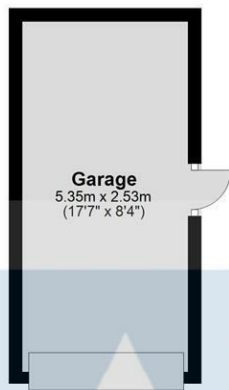
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

Disclaimer

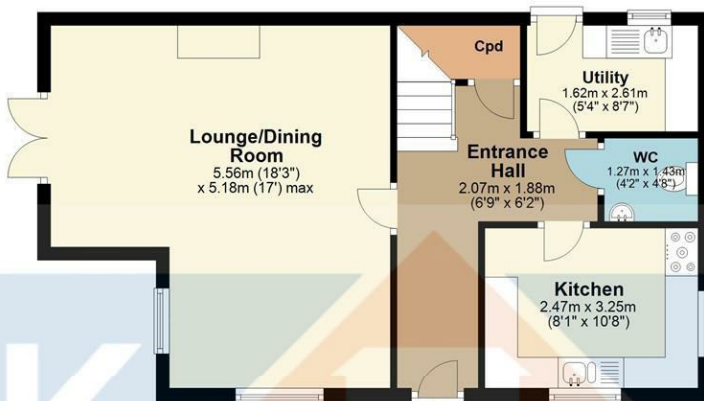
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Floor Plan

Garage



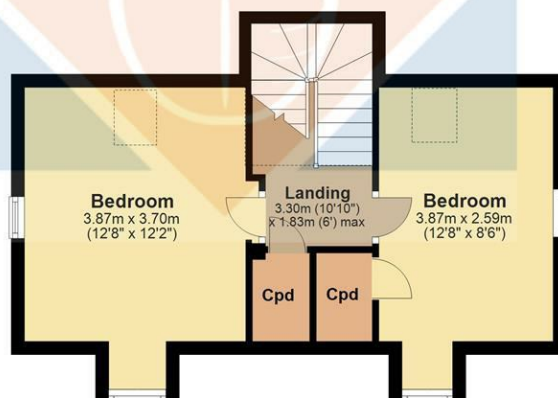
Ground Floor



First Floor



Second Floor



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		74	
(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			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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