



## **Mallards Malting Lane, Spalding, PE11 4XA**

**£569,950**

Step into luxury with this stunning property in the heart of Donington! From the grand galleried entrance to the exquisite kitchen diner, every corner of this property screams elegance. The fortunate buyer of this stunning home is in for a treat. Seize the chance to own a piece of elegance. Don't let this opportunity slip away. Act fast, as the key to your dream home awaits!

### Entrance Hall



As soon as you step into this stunning light and airy property the entrance hall sets the tone for the rest of the property.

### Lounge 17'10" x 14'4" (5.45 x 4.39)



The light and airy vibe continues into the lounge with two windows to the front and two to the side bringing in lots of natural sunlight. Lovely fireplace with a marble hearth and surround makes this is a nice feature in the beautiful room, radiator and double doors leading to the current playroom

### Playroom / Office 9'10" x 11'10" (3.01 x 3.62)



Versatile room that can be used as a playroom/ office / family room makes this a great luxury to have. Radiator , tv point, two windows and door overlooking the rear garden.

### Dining Room 13'0" x 14'4" (3.97 x 4.39 )



Having a kitchen diner lends this room into being a formal dining room perfect for entertaining at Christmas....it will be here sooner than we think. Again two windows to front and radiator

### Kitchen Diner 21'6" x 13'3" (6.57 x 4.05)



The hub of the house! This is truly a stunning room and has everything you need. large island with lots of storage and wine cooler, space for Range cooker and space for American fridge freezer, matching wall and base units with modern worktops over, integrated dishwasher, stainless steel sink drainer with adjustable mixer tap, spotlight, radiator, window and double doors to rear.

### Utility Room 9'8" x 7'8" (2.95 x 2.34)

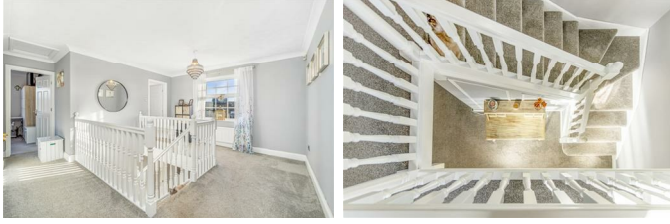


Useful space for a family with matching wall and base units, stainless steel sink drainer, door and window to side.

### Cloakroom

Window to rear. wash hand basin, w/c, and radiator

### First Floor Galleried Landing



Impressive galleried landing with a window to front, loft access, airing cupboard and radiator

### Bedroom 1 17'10" x 14'6" (5.46 x 4.42)



Spacious main bedroom with 3 double built in wardrobes and still room for a super king size bed, radiator, two windows to front and a further two to side, tv point and door to en-suite

### En-Suite 9'10" x 7'0" (3.00 x 2.14)



Larger than most en-suite, P-shape bath with shower over, wash hand basin and w/c with built in vanity units under, shaver point, fully tiled, extractor fan and heated towel rail

### Bedroom 2 13'0" x 14'4" (3.97 x 4.39 )



All bedrooms are good size doubles, Two windows to front, tv point and radiator

### Bedroom 3 13'4" x 9'10" (4.07 x 3.02 )



Window to side, tv point and radiator

### Bedroom 4 9'10" x 12'9" (3.01 x 3.90)

Window to rear and radiator (currently being used as children playroom)

**Bathroom 9'10" x 12'3" (3.01m x 3.75m)**

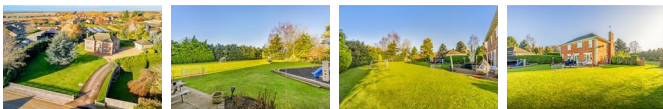
Very grand bathroom with steps up to double shower cubicle and corner bath. Wash hand basin, w/c, bidet, shaver point, frosted window to rear extractor and radiator

**Double Garage 18'9" x 14'6" (5.74 x 4.43)**

Two single up and over doors, two side windows, loft access. side door, power and lighting.

**Front Garden**

Impressive frontage, as soon as you arrive to the front of the house you are met with a lovely sweeping drive that leads to the detached double garage and a handy outside tap to make it easier for cleaning your car. The drive is shared between three properties.

**Rear Garden**

Large plot that sweeps around the side of the house, patio area, kids play area, external lighting and power, well established shrubs and bushes.

**Property Postcode**

For location purposes the postcode of this property is: PE11 4XA

**Additional Information**

TENURE: Freehold with vacant possession on completion.

EPC RATING: D

COUNCIL TAX BAND: E

**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.

**Ark Property Centre**

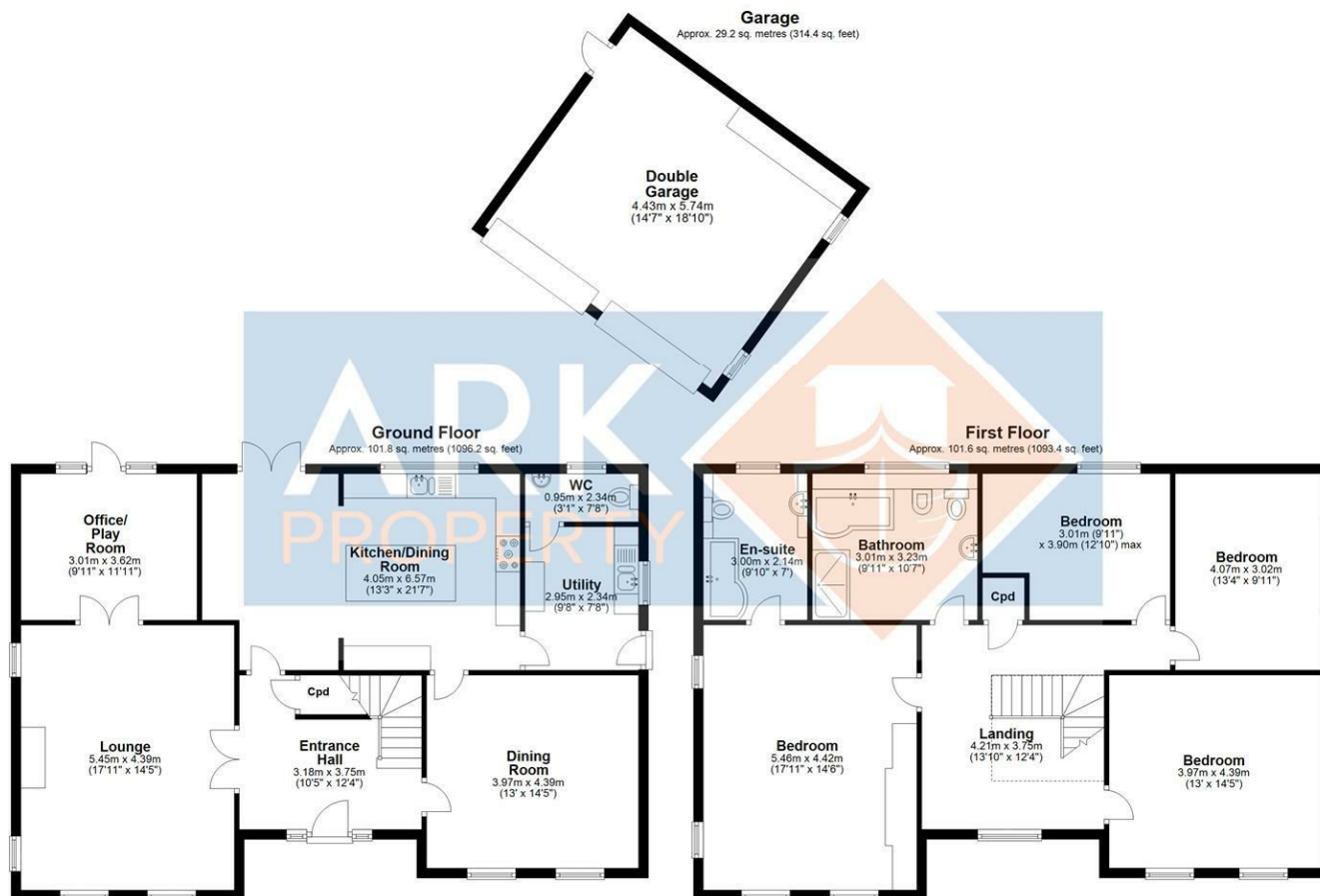
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

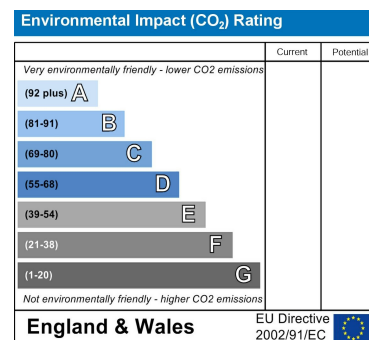
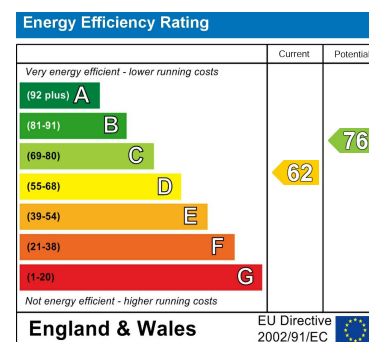


Total area: approx. 232.6 sq. metres (2504.1 sq. feet)

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

6 New Road, Spalding, Lincolnshire, PE11 1DQ

Tel: 01775 766888 Email: [info@arkpropertycentre.co.uk](mailto:info@arkpropertycentre.co.uk) <https://www.arkpropertycentre.co.uk>

