



3 Pine Court, Spalding, PE12 6FG

Offers In Excess Of £310,000

A spacious four-bedroom detached family residence is located on the outskirts of Spalding, conveniently close to the A16, offering easy access to Boston and Peterborough. The property features an entrance hall, lounge, dining room, study, fitted kitchen, utility room, four bedrooms including a master with en suite and dressing area, three additional bedrooms, a family bathroom, enclosed rear garden, and a double garage.

Entrance Hall 7'8" x 11'2" max (2.34m x 3.41m max)

Composite glazed entrance door, coving to textured ceiling, stairs to first floor landing with under stairs storage recess.

WC

PVCu double glazed window to rear, fitted close coupled toilet and pedestal wash hand basin, radiator.

Study 6'7" x 10'2" (2.01m x 3.12m)



PVCu double glazed window to front, textured ceiling, radiator.

Lounge 10'7" x 16'2" (3.25m x 4.94m)



PVCu double glazed window to front and sliding patio doors to rear, coving to textured ceiling, radiator, gas fireplace.

Dining Room 12'9" x 8'7" (3.90m x 2.63m)



PVCu double glazed windows to rear, coving to textured ceiling, radiator.

Kitchen 9'11" x 9'4" (3.04m x 2.85m)



PVCu double glazed window to rear, coving to textured ceiling with recessed spotlights, radiator. Fitted with a matching range of base, eye level and display units, roll edge work surfaces with tiled splashback, four ring electric hob with stainless steel extractor hood over, integrated eye level oven and grill, composite sink and drainer with chrome mixer tap over, space and plumbing for dishwasher, opening to utility room.

Utility Room 6'5" x 6'0" (1.96m x 1.83m)



Composite glazed door to rear, coving to textured ceiling, wall mounted mains gas central heating boiler, fitted base and eye level units with roll edge work surfaces and tiled splashback, stainless steel sink and drainer with chrome mixer tap over, space and plumbing for washing machine.

Landing 15'8" x 9'10" (4.79m x 3.00m)



Coving to textured ceiling, doors to bedrooms and bathroom, built in airing cupboard.

Bedroom One 9'7" x 10'10" (2.93m x 3.32m)



PVCu double glazed window to side, coving to textured ceiling, radiator, opening to dressing room.

Dressing Room 3'10" x 6'8" (1.19m x 2.04m)



PVCu double glazed window to side, coving to textured ceiling, radiator, built in furniture. Door to ensuite.

Ensuite 5'8" x 6'4" (1.74m x 1.95m)



PVCu double glazed window, coving to textured ceiling, vinyl flooring, radiator, fitted shower cubicle, close coupled toilet and pedestal wash hand basin.

Bedroom Two 9'8" x 11'2" (2.95m x 3.41m)



PVCu double glazed window to side, coving to textured ceiling, radiator.

Bedroom Four 6'3" x 8'0" (1.93m x 2.44m)



PVCu double glazed window to front, coving to textured ceiling, radiator.

Bedroom Three 6'2" x 7'8" (1.90m x 2.34m)



PVCu double glazed window to side, coving to textured ceiling, radiator.

Bathroom 5'10" x 6'9" (1.78m x 2.07m)



PVCu double glazed window to rear, coving to textured ceiling, radiator, fitted panel bath with chrome taps and shower over, pedestal wash hand basin and close coupled toilet.

Outside

There is off road parking to the front of the property for two to three vehicles and side gated access to the rear garden which is laid to lawn with patio area and enclosed by timber fencing. There is a rear door to the garage and outside water tap.

Double Garage

With twin up and over doors.

Property Postcode

For location purposes the postcode of this property is: PE12 6FG

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.

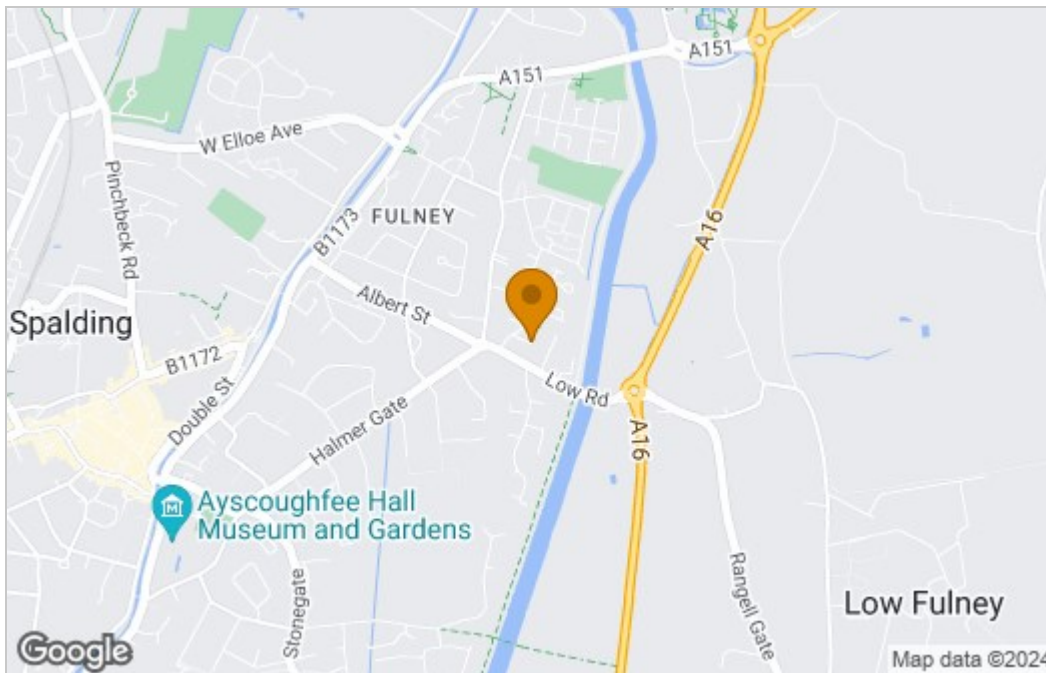
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These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must 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.

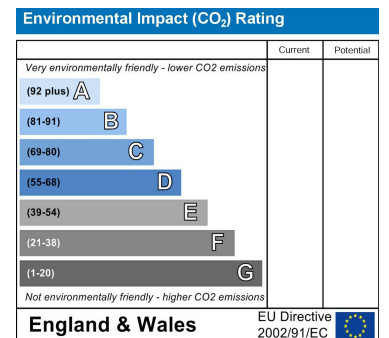
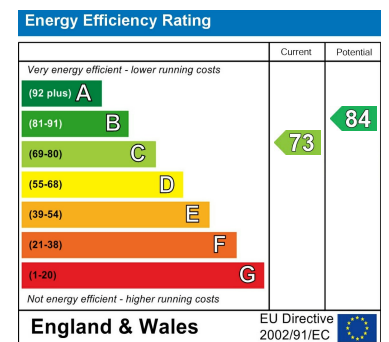
Floor Plan



Area Map



Energy Efficiency Graph



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