

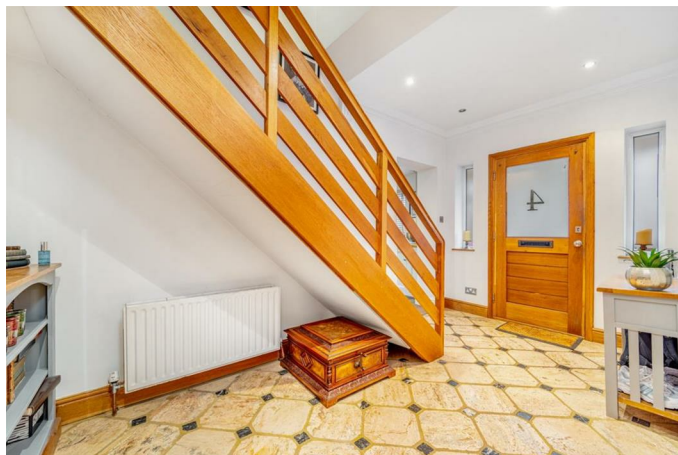


## **4 Link Way, Spalding, PE11 2ED**

**£425,000**

Prepare to be captivated by something truly exceptional! Nestled within walking distance of schools, this stunning house is a rare find. Beyond its eye catching exterior, the interior boasts an impressive 26ft kitchen a true heart of the home with views of the established private garden. The elegance doesn't end there, every inch of this family abode radiates class. If this doesn't check all your boxes, we're not sure what will. Get ready for a tour that will leave you in awe. We can't wait to showcase this remarkable home.

**Entrance Hall**



As soon as you head into the property under the storm porch you enter into a fantastic spacious entrance hall with a lovely patterned tiled floor and open staircase, but your eyes are focusing on the views of the kitchen

**Kitchen Diner Family Room 26'3 x 11'8 (8.00m x 3.56m )**



An absolutely stunning kitchen that was hand made and bespoke fitted by Murdoch Troon of Louth. Matching wall and base units with a tasteful choice of tiled splashback, space for a Range cooker with integrated extractor, integrated dishwasher, dual butler design sink drainer with mixer tap, integrated eye level coffee maker, hidden combi boiler, centre island adding more convenient storage, drop lighting over and with the extended worktop creating the perfect place to sit whilst enjoying the morning coffee. Upvc window to front and Bi-fold doors to rear overlooking the well established garden



**Study / Dining Room 13'0" x 11'10" (3.98 x 3.61)**

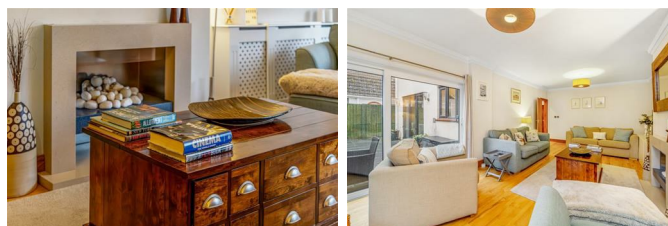


Versatile room currently being used as a home office but can be changed into a dining room or family room. Nice spacious room with a curved Upvc window to front, open fireplace with tiled hearth and surround, tv point and radiator

**Lounge 23'9" x 11'10" (7.25 x 3.61)**



Such a beautiful room!!! What used to be the dining room but has since being extended into making this a fantastic space for a growing family. Electric modern feature fireplace making this the focal point of the room, tasteful decor with the wooden flooring giving off a Scandinavian feel. Large Pvcu window to rear bringing in lots of natural light and a handy sliding patio door to the side.



**Utility Room 6'3" x 7'8" (1.92 x 2.35)**



Upvc window to rear, matching the kitchen with a butler design style sink drainer and mixer tap over, base units with worktop over, plumbing for washing machine, tiled flooring and door to

**Cloakroom**

Continued tiled flooring, wash hand basin, toilet and radiator

**First Floor Landing 8'6" x 15'4" (2.61 x 4.68)**



Light and airy due to the spacious area and the light choice of decor

**Study Area**



With the option of using the downstairs office as perhaps the play room or family room this space can make a very handy study area.

**Bedroom 1 14'6" x 11'8" (4.43 x 3.56)**



Upvc window to front, modern decor with neutral colour palette on the walls and floors, tv point, radiator and door to

**En-Suite 4'7" x 8'2" (1.40 x 2.50)**



Modern design with a double shower cubicle, wash hand basin, toilet, fully tiled, heated towel rail and frosted Upvc window to side.

**Bedroom 2 13'0" x 11'10" (3.98 x 3.61 )**



Upvc window to front, tv point and radiator

**Bedroom 3 13'0" x 10'9" (3.97 x 3.30)**



Upvc window to rear and radiator

**Bedroom 4 11'8" x 8'2" (3.57 x 2.51)**



Upvc window to rear and radiator

**Bathroom 8'2" x 8'5" (2.51 x 2.57)**



Upvc frosted window to rear, Edwardian design three piece suite, free standing bath with shower extension over, wash hand basin with a washstand and toilet. Partially tiled walls and tiled flooring, airing cupboard, extractor fan and radiator

**Front Garden**



This property really has kerb appeal. Driveway to front creating off road parking for three cars, small shrubbery area and side gate

## Rear Garden



Extended patio area leading to outdoor BBQ area, lawn area, another patio area and to the bottom the garden another seating area with raised decking. To the bottom of the garden you will also find a large shed. The garden is well established with lots of trees and shrub areas creating privacy and making this a fantastic garden space for entertaining.



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## Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING: D

COUNCIL TAX BAND: D

### PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

## Property Postcode

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

## 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.

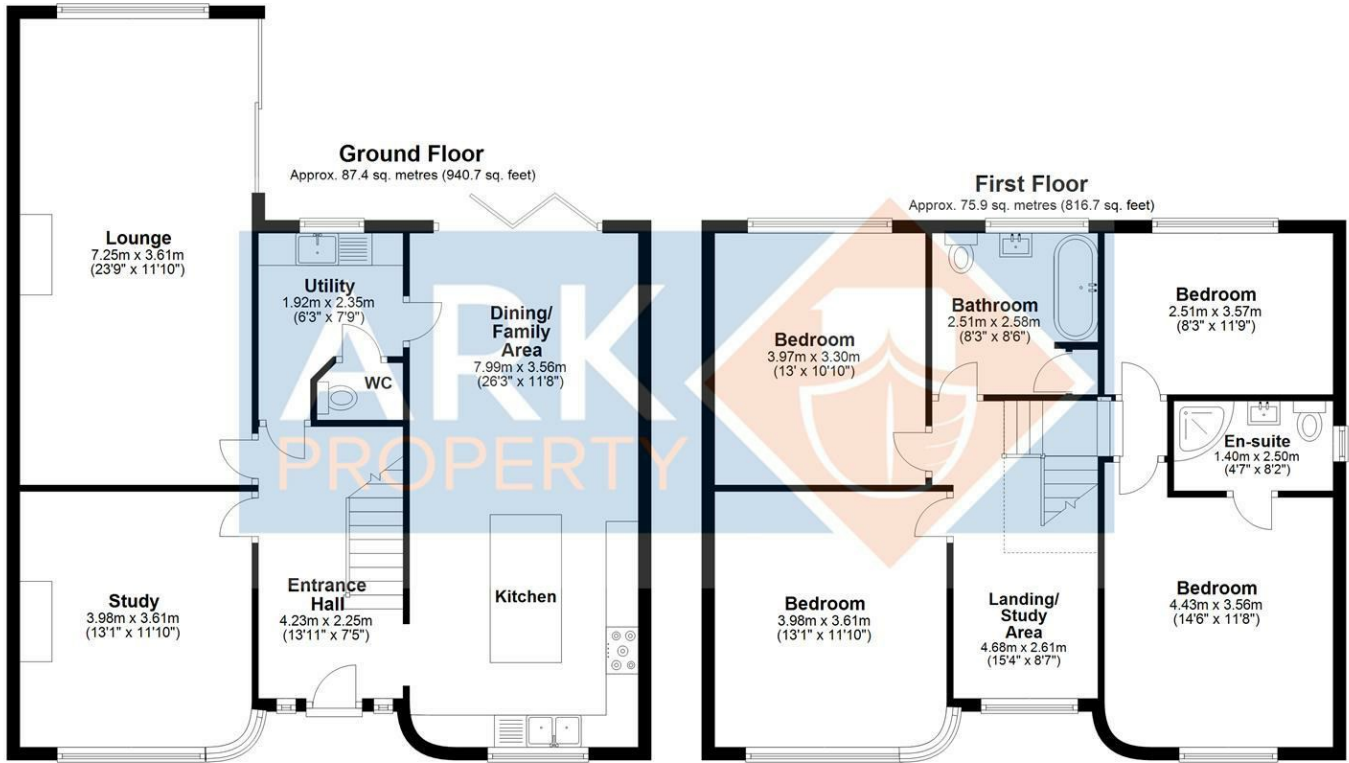
## Ark Property Centre

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

## Floor Plan

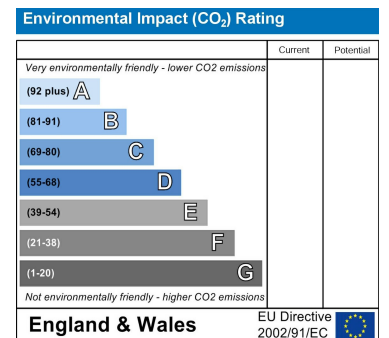
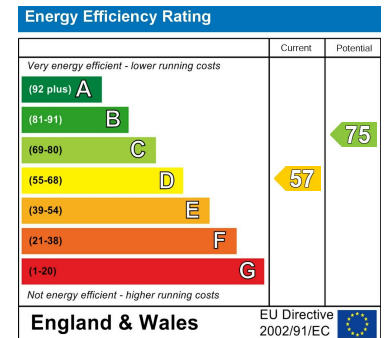


Total area: approx. 163.3 sq. metres (1757.5 sq. feet)

## Area Map



## Energy Efficiency Graph



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