



## **31 Independence Drive, Spalding, PE11 3TR**

**Guide Price £308,000**

"Welcome to your new family home nestled in the sought-after Mountbatten estate within the vibrant village of Pinchbeck! This charming property boasts a prime location with essential amenities at your doorstep, including a reputable primary school, award-winning butchers, convenient takeaways, a post office, and various shops. Perfect for establishing roots, this home offers the ideal blend of comfort and convenience. Don't miss out on this opportunity – call us now to make it yours!"

### Entrance Hall

Upvc window and door to front, dado rail wooden flooring and radiator

### Lounge 20'11" x 11'10" (6.38 x 3.61 )



Upvc window to front and sliding patio doors to rear, electric fire with surround, radiator

### Dining Room 11'3" x 10'4" (3.45 x 3.17 )



Upvc window to front and radiator

### Conservatory 10'9" x 9'8" (3.28 x 2.95 )



Brick built and Upvc construction, Sliding patio doors to side and tiled flooring

### Kitchen Breakfast Room 17'1" x 10'0" (5.23 x 3.07 )



Upvc window to rear, matching wall and base units with worktop over, sink drainer with mixer tap, plumbing for dishwasher, space for fridge, electric hob with extractor over, eye level oven, radiator and pantry.

### Utility Room 5'4 x 7'7 (1.63m x 2.31m)

Base units with worktop over, plumbing for washing machine, wall mounted boiler, tiled flooring and Upvc window to rear

### Cloakroom



Upvc window to side, wash hand basin and toilet.

### First Floor Landing

Upvc window to front and loft access

### Bedroom 1



Upvc window to front, tv point and radiator

### Bedroom 2



Upvc window to front and radiator

### Bedroom 3



Upvc window to rear and radiator

### Bedroom 4



Upvc window to rear and radiator

### Bathroom



Frosted Upvc window to rear, fully tiled walls, wood effect vinyl flooring, bath with electric shower over, wash hand basin with vanity unit, toilet, extractor fan and heated towel rail

### Garage

Up and over single garage door, power and lighting

### Front Garden



Block paved driveway to front with off road parking for 2 cars, lawn area with bushes and side gate to rear garden

### Rear Garden



To the rear garden you a patio area, lawn area, well established trees and bush areas.

### Location

Situated on the Mountbatten estate built by the well

known developers Allison Homes. The estate is extremely popular for families with the primary school within walking distance and lots of amenities just off Knight Street. Pinchbeck is located on the edge of Spalding and to many locals is considered one of the nicest villages in the area.

### **Property Postcode**

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

### **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.

### **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 firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

### **Viewing Arrangements**

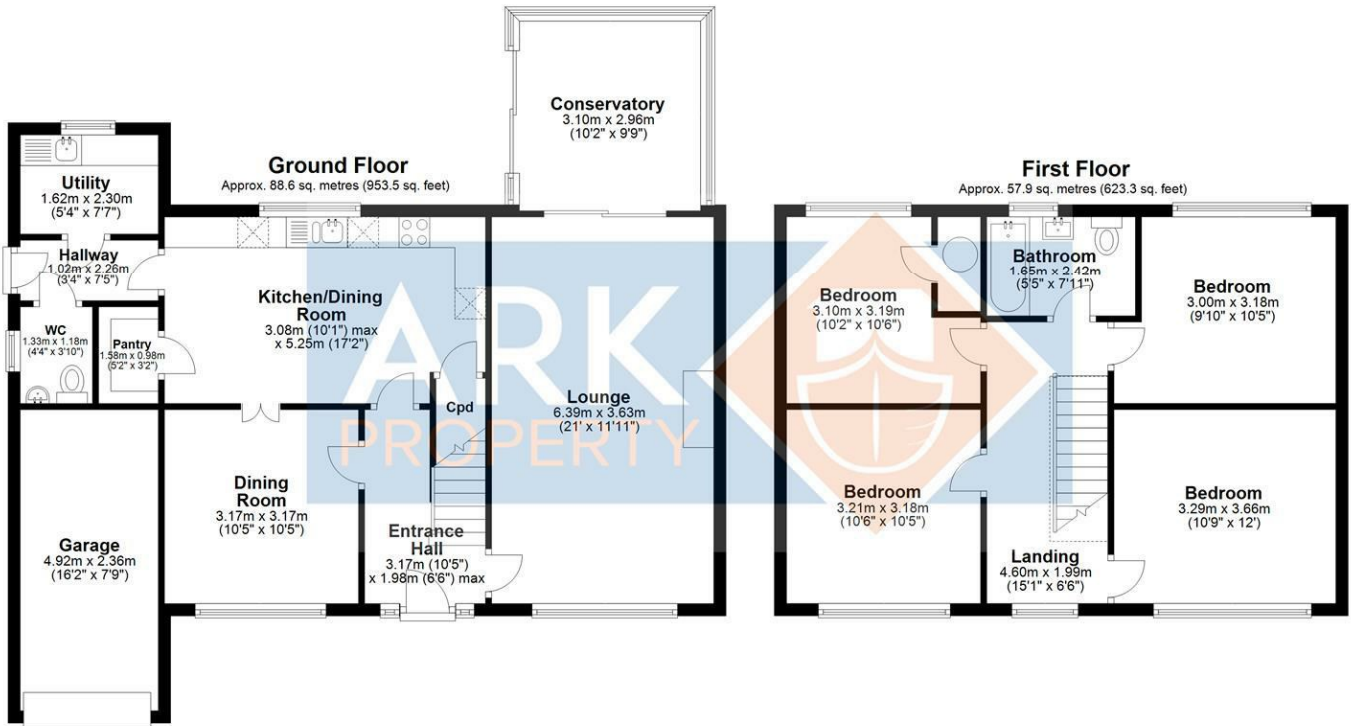
Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

### **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.

Floor Plan

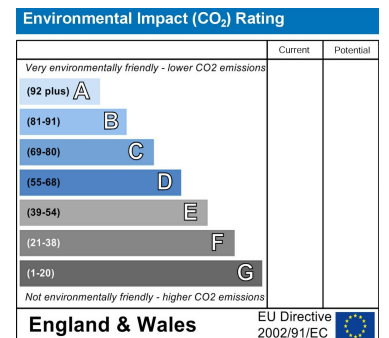
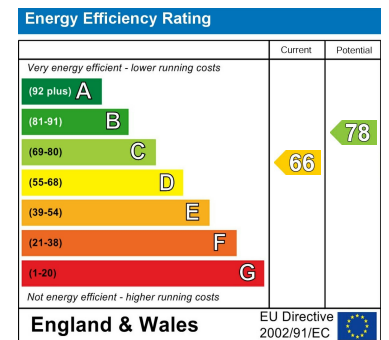


Total area: approx. 146.5 sq. metres (1576.8 sq. feet)

Area Map



Energy Efficiency Graph



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6 New Road, Spalding, Lincolnshire, PE11 1DQ  
Tel: 01775 766888 Email: info@arkpropertycentre.co.uk https://www.arkpropertycentre.co.uk

