



## **Maytime Lodge, 3 Tulip Walk, Spalding, PE11 1GJ**

**£465,000**

Experience luxury living in a prime Spalding location with this executive bungalow on Tulip Walk. This sought-after property offers 2400 square feet of elegance and convenience in one of the area's most desirable neighborhoods. With spacious interiors and a flexible layout, it's the perfect retreat for those seeking comfort and sophistication in a prestigious setting. Contact Ark for more information.



**Entrance Hall 8'4" x 16'1" (2.56m x 4.92m)**



Solid wood entrance door with decorative bevelled glass, skimmed and vaulted ceiling, laminate flooring, timber double glazed windows to front, stairs to first floor with decorative balustrade and under stairs cupboard.



**Lounge 17'10" x 16'1" (5.46m x 4.92m)**



Double glazed French doors opening to conservatory, coving to skimmed ceiling, two

radiators, exposed brick inglenook fireplace with oak mantel and herringbone detail, inset gas stove.



**Conservatory 17'6" x 16'1" (5.35m x 4.92m)**



Of brick and PVCu double glazed construction with polycarbonate roof, ceiling fan and light, tiled flooring, wall mounted electric heater.



**Kitchen Diner 13'9" x 15'0" (4.21m x 4.58m)**

Timber double glazed window to side and hardwood French doors with double glazed side panels, radiator, tiled flooring, coving to skimmed ceiling with recessed ceiling spotlights, fitted with a matching range of base and eye level units, worktop space with tiled splashback and centre island with granite top. Stainless Steel sink and drainer with chrome taps over, four ring gas hob with extractor hood over, integrated oven and microwave oven combi, integrated dishwasher, integrated fridge freezer.

**WC 5'11" x 3'2" (1.81m x 0.98m)**

Skimmed ceiling with extractor fan, radiator, tiled flooring and half tiled walls, fitted close coupled toilet and pedestal wash hand basin with chrome taps over.

**Study 11'11" x 11'3" (3.65m x 3.44m)**

Timber double glazed window to side, coving to skimmed ceiling, radiator.

**Dining Room/Bedroom Five 10'7" x 15'0" (3.24m x 4.58m)**

Timber double glazed bay window to front, coving to skimmed ceiling, radiator.

**1st Floor Playroom/Bedroom Four 22'3" x 16'1" (6.80m x 4.92m)**

Skimmed and vaulted ceiling, velux windows, radiator.

**Rear Hall**

Coving to skimmed ceiling with loft access, radiator, laminate flooring.

**Bedroom One 19'6" x 15'1" (5.95m x 4.60m)**

Timber double glazed window and hardwood French doors with glazed side panels, double built in wardrobe, coving to skimmed ceiling, radiator. Door opening to ensuite.

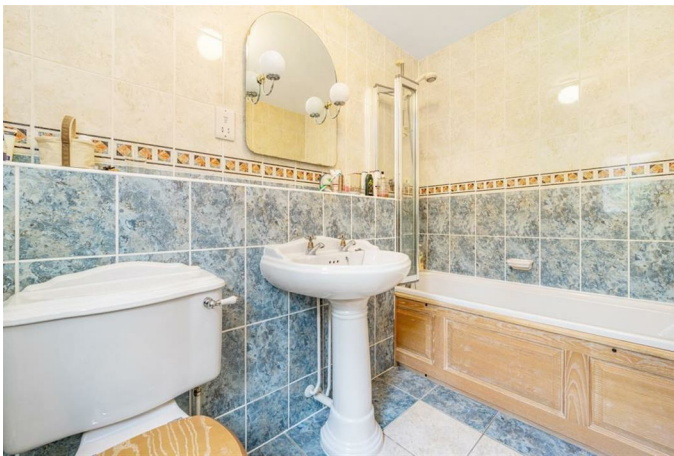


**Bedroom Two 10'8" x 15'1" (3.26m x 4.60m)**



Timber double glazed bay window to front, and window to side, coving to skimmed ceiling, radiator.

**Ensuite 5'10" x 8'10" (1.79m x 2.70m)**



**Bedroom Three 11'0" x 9'11" (3.36m x 3.04)**

Timber double glazed window to side, coving to skimmed ceiling, radiator.

**Bathroom 7'8" x 11'3" (2.35m x 3.45m)**

Timber double glazed window, skimmed ceiling, extractor fan, tiled floor and fully tiled walls, wall mounted heated towel rail, shaving point. Fitted with a three piece suite comprising panel bath with chrome taps over and mains shower with glass folding screen, pedestal wash hand basin and close coupled toilet.



Timber double glazed window to side, skimmed ceiling, extractor fan, wall mounted heated towel rail, tiled floor and fully tiled walls, shaver point. Fitted with a four piece suite comprising panel bath with chrome taps over, tiled shower enclosure with mains shower over and glass door, close coupled toilet and pedestal wash hand basin with chrome taps over.



## Outside



The property sits at the end of Tulip Walk, on a private drive shared with two other executive dwellings. As you arrive at the property you will find off road parking for around five vehicles and a double garage with twin sectional doors. Through a wrought iron gate is the entrance through the utility room or a footpath leads you through the gardens to the main entrance.

## Gardens

The property sits on a plot of approximately 0.28 acre of mature gardens enclosed by brick wall, timber fence and mixed hedgerow. Here you'll find an array of trees, plants and shrubs with the Spring bulbs currently in full bloom. There is an external cold water tap and courtesy lighting.

## Double Garage 17'0" x 18'1" (5.20m x 5.52m)



Twin Everest electric remote controlled sectional doors to front, window and pedestrian door to side. Power and light connected.



## Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING: C

COUNCIL TAX BAND: F

DRAINAGE: MAINS

HEATING: GAS CENTRAL HEATING

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.

## 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.

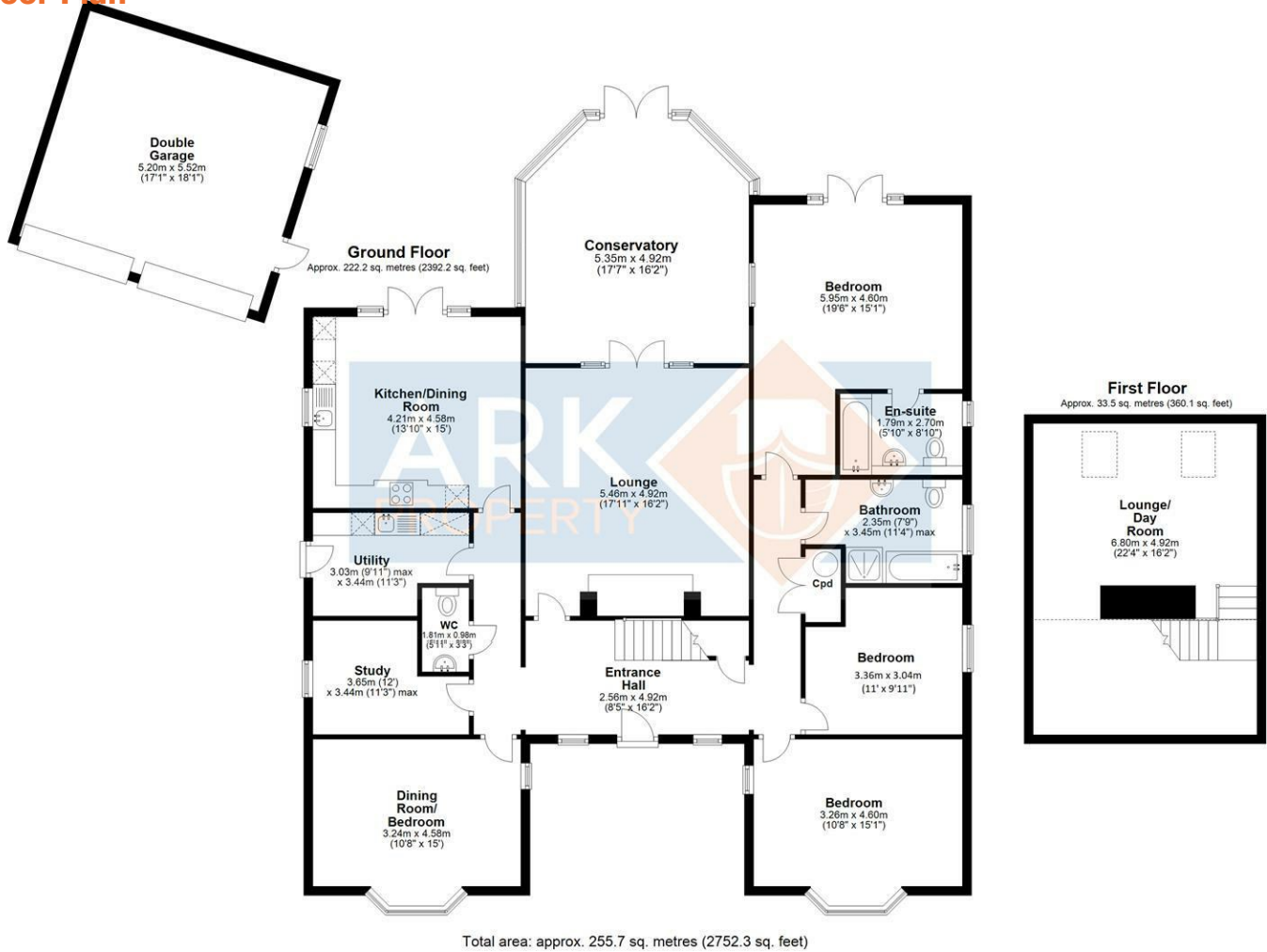
### **Property Postcode**

For location purposes the postcode of this property is: PE11 1GJ.

### **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.

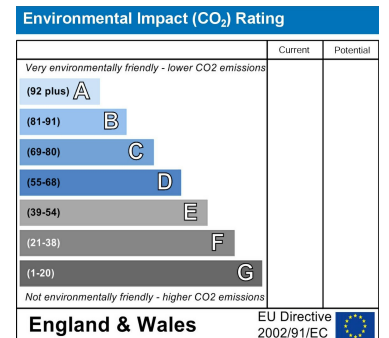
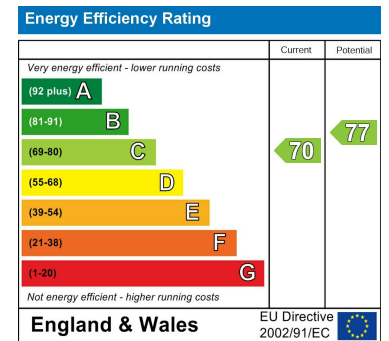
### Floor Plan



### Area Map



### Energy Efficiency Graph



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