



12 Mariette Way, Spalding, PE11 1DT

£430,000

Luxurious Four-Bedroom Executive Home in a Prime Spalding Location

There's plenty of space for the family to grow in this stunning 1980 sqft detached home, boasting four bedrooms and a double garage in one of Spalding's most coveted neighborhoods. With a seamless blend of modern elegance and timeless charm, this residence offers spacious living areas, principal bedroom suite with ensuite and built in wardrobes and well stocked gardens with timber outbuildings and summerhouse. Enjoy convenience and comfort in a prime location, surrounded by schools, parks, and amenities. Don't miss out on this exceptional opportunity – book a viewing today!

Entrance Hall 6'5" x 12'5" (1.97m x 3.80m)



PVCu double glazed entrance door with glazed side panel, coving to textured ceiling, radiator, laminate flooring, stairs to first floor landing with under stairs cupboard.

Lounge 15'11" x 15'11" (4.86 x 4.86)



PVCu double glazed windows to rear, coving to textured ceiling, solid wood flooring, two radiators, inset gas fire with wooden surround and marble hearth.



Dining Room 14'11" x 9'10" (4.55 x 3.02)



PVCu double glazed window to rear, coving to textured ceiling, radiator, tiled flooring, opening to garden room seating area with double glazed windows and French doors giving panoramic views of the rear garden.



Garden Room 9'8" x 6'4" (2.95m x 1.95m)



Kitchen 15'9" x 10'4" (4.81 x 3.17)



PVCu double glazed window to front, coving to textured ceiling with recessed ceiling spotlights, radiator, tiled flooring. Fitted with a matching range of base and eye level units, roll edge work surfaces with splashbacks, four ring gas hob with stainless steel extractor hood over and integrated electric oven under, 1 1/2 bowl composite sink and drainer with chrome mixer tap over, integrated fridge freezer and dishwasher. Door to utility room.



Utility Room 10'5" x 5'2" (3.18 x 1.59)

PVCu double glazed window to rear, and door to side, coving to textured ceiling, radiator, tiled flooring, half height wall tiling. Fitted base and eye level units with roll edge work surface, stainless steel sink and drainer with chrome mixer tap over. Space and plumbing for washing machine, tumble dryer and under counter fridge/freezer.

Study 9'9" x 11'1" (2.98 x 3.40)



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

Cloakroom 6'0" x 2'10" (1.83 x 0.88)

Coving to textured ceiling, laminate flooring. Door to WC.

W.C 5'8" x 7'11" (1.73m x 2.42m)



PVCu double glazed window to front, coving to textured ceiling, radiator, tiled flooring and half height wall tiling, wall mounted electric consumer unit. Fitted close coupled toilet with push button flush and pedestal wash hand basin with chrome mixer tap over.

Bedroom One 15'10" x 11'1" (4.83m x 3.39m)



PVCu double glazed window to front, skimmed and vaulted ceiling with Velux window, radiator, built in sliding door mirrored wardrobes with shelving and hanging rails.

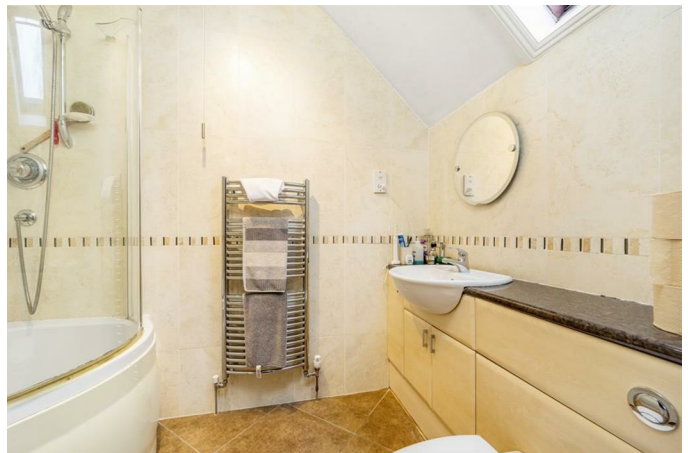
Landing 14'1" x 12'9" (4.31m x 3.89m)



Doors to bedrooms and bathroom.



Ensuite 6'1" x 6'5" (1.87m x 1.97m)



Skimmed ceiling with Velux window and extractor fan, wall mounted chrome heated towel rail, tiled

flooring and wall tiling, shaver point. Fitted with a three piece suite comprising P shape Airbath with chrome mixer tap over and mains shower with glass screen, ceramic wash hand basin with chrome mixer tap over and concealed cistern toilet with push button flush set in vanity unit with built in storage.

Bedroom Two 9'6" x 15'11" (2.90m x 4.86m)



PVCu double glazed window to front, skimmed and vaulted ceiling with Velux window and loft access. Door to ensuite.

Ensuite 5'6" x 8'2" (1.70m x 2.50m)



Skimmed and vaulted ceiling with Velux window and extractor fan, wall mounted chrome heated towel rail, tiled flooring and wall tiling, shaver point. Fitted with a three piece suite comprising D shape shower cubicle with aqua board walls and mains shower over, close coupled toilet with push button flush and ceramic wash hand basin with chrome mixer tap over set in vanity unit with storage under.

Bedroom Three 9'1" x 16'0" (2.77m x 4.89m)



PVCu double glazed window to rear, skimmed and vaulted ceiling, radiator, built in mirrored door sliding door wardrobes with shelving and hanging rail.



Bedroom Four 8'11" x 12'6" (2.74m x 3.83m)



PVCu double glazed window to rear, skimmed and vaulted ceiling with loft access, radiator.

Bathroom 6'5" x 9'8" (1.96m x 2.96m)



Skimmed and vaulted ceiling with Velux window and extractor fan, wall mounted chrome heated towel rail, tiled flooring and wall tiling, shaver point. Fitted with a three piece suite comprising panel bath with chrome mixer tap over and hand held shower attachment, mains shower with rainfall head and glass shower screen, ceramic wash hand basin with chrome mixer tap over and concealed cistern toilet with push button flush set in vanity unit with built in storage.

Outside



The property sits toward the end of the private drive and sits central on it's plot. There is a block paved driveway to the front providing off road parking for around five vehicles. There is gated access to both sides of the property leading to the rear garden.



Double Garage 18'4" x 17'8" (5.61m x 5.40m)

With twin up and over doors to the front, window to side and personnel door to side. There is power and light connected, wall mounted mains gas central heating boiler and loft access.

Rear Garden



The rear garden is enclosed by timber fencing and laid to lawn with planted borders of shrubs and trees. There is outside lighting, external power points, outside cold water tap and timber outbuildings comprising two sheds and summerhouse.



only. We suggest you call our office for full information about this property before arranging a viewing.

Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING: D

COUNCIL TAX BAND: E

HEATING: MAINS GAS

DRAINAGE: MAINS DRAINAGE

PLEASE NOTE:

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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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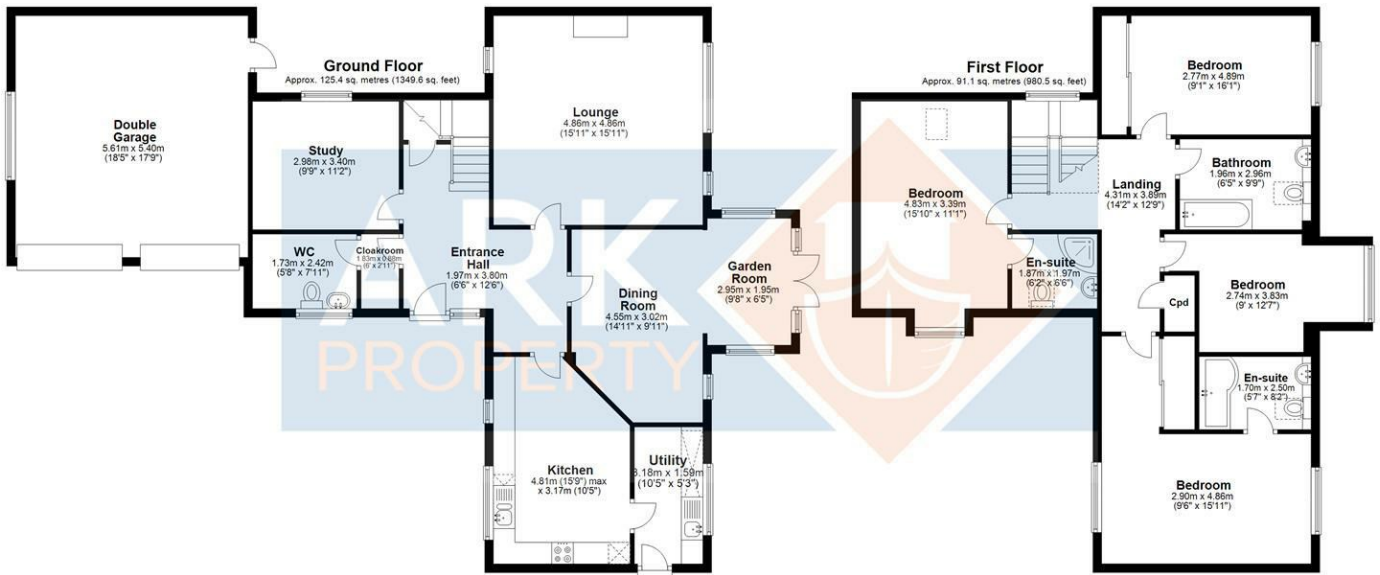
Property Postcode

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

Viewing Arrangements

Viewing is by appointment with Ark Property Centre

Floor Plan

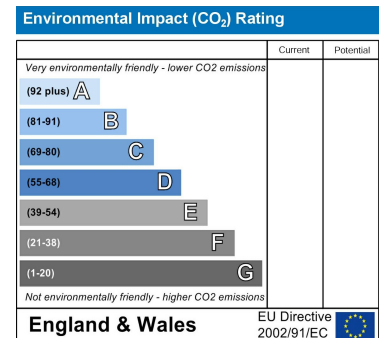
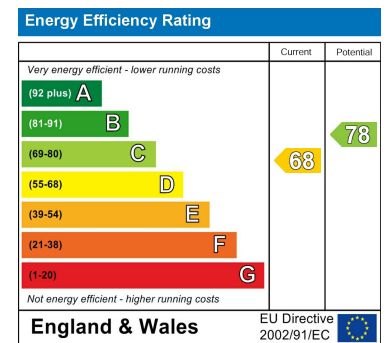


Total area: approx. 216.5 sq. metres (2330.1 sq. feet)

Area Map



Energy Efficiency Graph



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