



Plot 2 Siltside, Spalding, PE11 4ET

£240,000

Discover the epitome of modern living with our two new builds nestled in the quaint hamlet of Gosberton Risegate, just on the outskirts of Spalding town. Crafted by a reputable local developer, these homes are meticulously designed to exude charm and distinction, setting them apart from the ordinary. With attention to detail at every turn, these properties promise a lifestyle of unparalleled comfort and style. Don't let this opportunity slip away – seize the chance to make one of these gems your own.

Entrance Hallway



Part glazed composite door to side aspect with glazed side panel. Stairs to first floor landing with open storage space underneath. Spot lighting. Wood effect flooring. Underfloor heating.

Cloakroom 3'11" x 8'0" (1.20 x 2.44)



Upvc window to front aspect. Tiled flooring. Toilet. Wash hand basin with tiled splashback. Fuse board. Extractor fan. Underfloor heating.

Living Room 9'3" x 16'11" (2.83 x 5.16)



Upvc box window to front and window to side aspect. Carpeted. Television point. Underfloor heating.

Kitchen Diner 13'1" x 21'4" (3.99 x 6.52)



Two Upvc French doors opening to rear garden. Upvc window to side aspect. Part wood flooring and part carpeted. Spot lighting and pendant light. Television point. Underfloor heating. Storage cupboard. Matching base and wall units with work surface over. Part tiled splashback wall. Stainless steel sink with mixer tap over and drainer. Integrated electric oven and hob with stainless steel extractor over. Plumbing and space for washing machine.

First Floor Landing



Velux window to side elevation. Carpeted. Radiator.

Bedroom One 13'1" x 16'4" (4.00 x 5.00)



Upvc window to rear elevation. Carpeted. Radiator. Storage cupboard fitted with storage. Television point.

Bathroom 6'9" x 6'2" (2.08 x 1.88)



Velux window to side elevation. Toilet. Wash hand basin with tiled splashback. Heated towel rail. Panelled bath with shower over. Part tiled splashback walls. Wood effect vinyl flooring. Extractor fan.

Bedroom Two 9'3" x 17'1" (2.83 x 5.21)



Upvc window to front elevation. Carpeted. Radiator.

Front Driveway

Gravelled driveway to front providing off parking for 3 vehicles. Gated access to rear garden.

Rear Garden

Enclosed rear garden with patio area ideal for seating and entertaining. Air source heat pump. Shed.

Gosberton Risegate

Gosberton Risegate is a rural hamlet west of the village of Gosberton, located on the B1397 towards Bourne. It has one local public house. Approximately 15 minute drive to Spalding Town Centre.

Property Postcode

For location purposes the postcode of this property is: PE11 4ET

Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING: To follow

COUNCIL TAX BAND: To follow

HEATING: Air Source Heat Pump

DRAINAGE: Mains

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

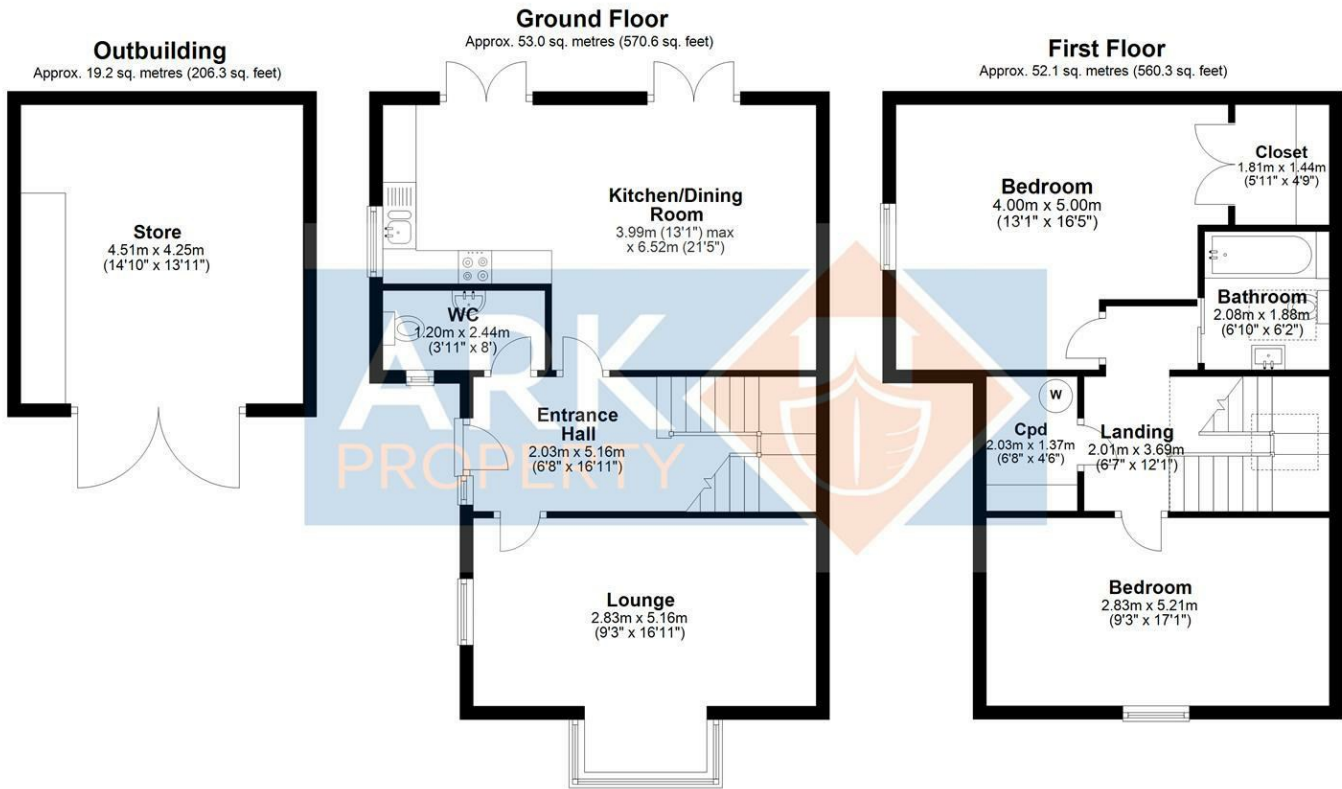
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

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 firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

Floor Plan

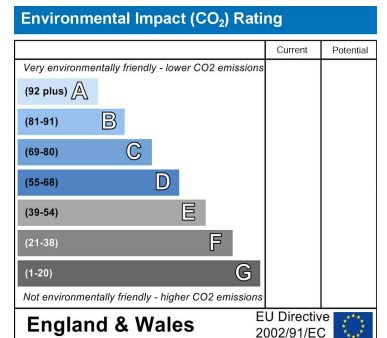
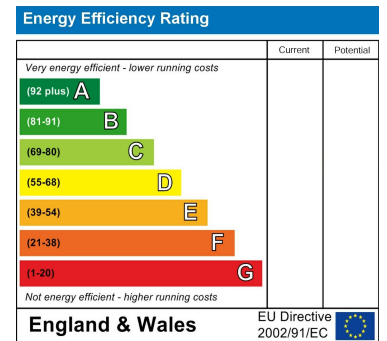


Total area: approx. 124.2 sq. metres (1337.2 sq. feet)

Area Map



Energy Efficiency Graph



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