



29 Cleveland Close, Spalding, PE12 6BE

£375,000

SOLD PRIOR TO MARKETING.

Experience the epitome of luxury living as you step into this stunning home, where the tranquil views of the river serve as the backdrop to your everyday indulgence. From the moment you enter, you'll be greeted by an atmosphere of refined elegance, from the spacious open-plan kitchen and family area designed for both comfort and style, to the meticulously crafted boutique luxury bathroom where relaxation knows no bounds. This home is a testament to impeccable taste and unparalleled sophistication, offering an experience unlike any other.

Entrance Hall 6'10" x 4'1" (2.09 x 1.26)

Open Plan Living/Dining/Kitchen

Lounge Area

Kitchen Area

Dining Area 7'4" x 19'2" (2.24 x 5.86)

Utility Room 14'6" x 7'4" (4.42 x 2.25)

Downstairs Shower Room 3'10" x 7'4" (1.19 x 2.25)

First Floor Landing

Bedroom One 12'6" x 10'11" (3.83 x 3.34)

Bedroom Two 14'1" x 10'11" (4.30 x 3.34)

Bedroom Three 19'10" x 7'11" (6.07 x 2.42)

Bedroom Four / Study 7'5" x 7'11" (2.28 x 2.42)

Bathroom 6'9" x 15'8" (2.06 x 4.79)

Garage 21'10" x 7'9" (6.67 x 2.38)

Front Garden

Rear Garden

Property Postcode

For location purposes the postcode of this property is: PE12 6BE

Additional Information

TENURE: Freehold with vacant possession on completion.

EPC RATING: C

COUNCIL TAX BAND: C

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.

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

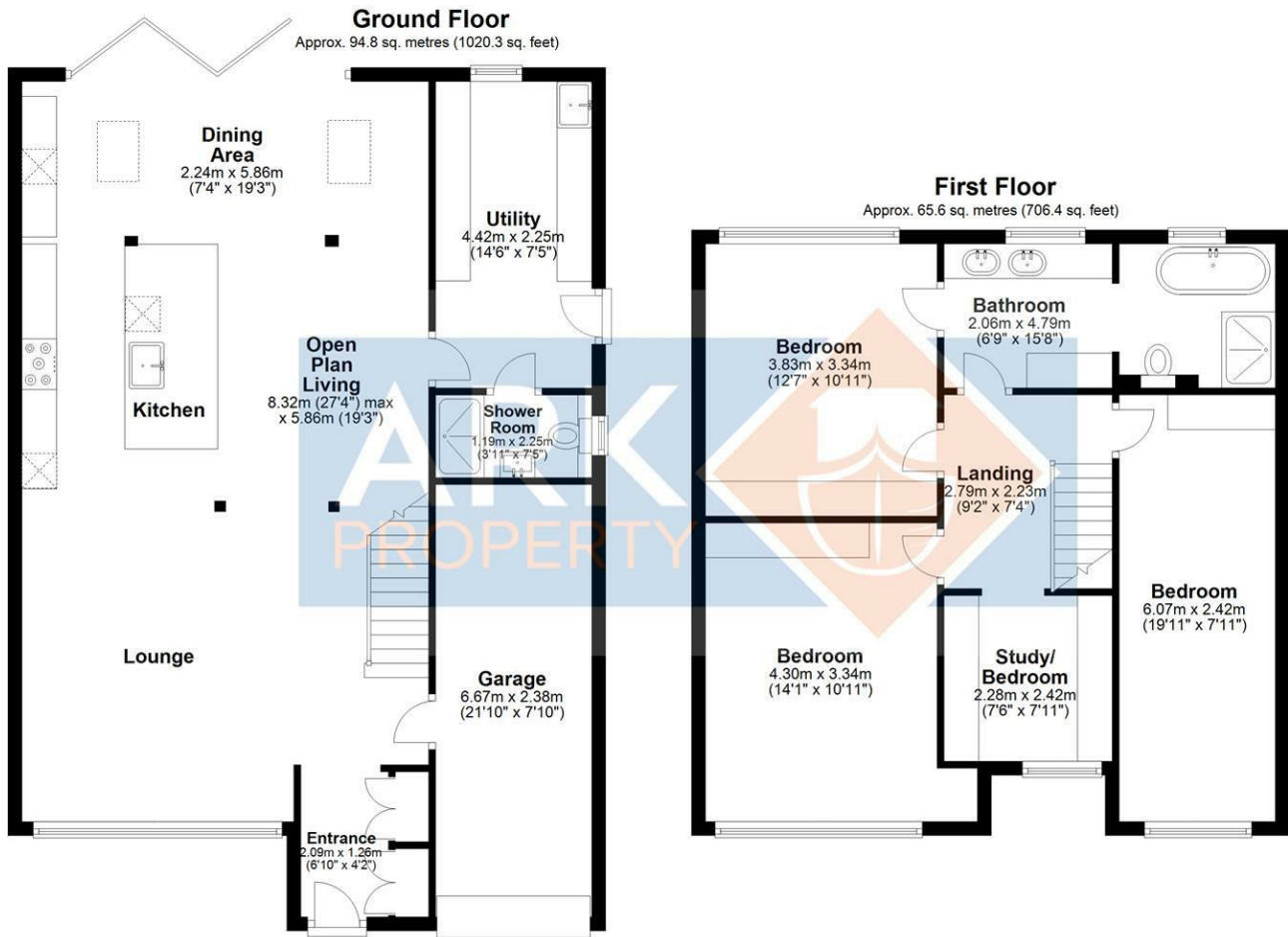
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

Disclaimer

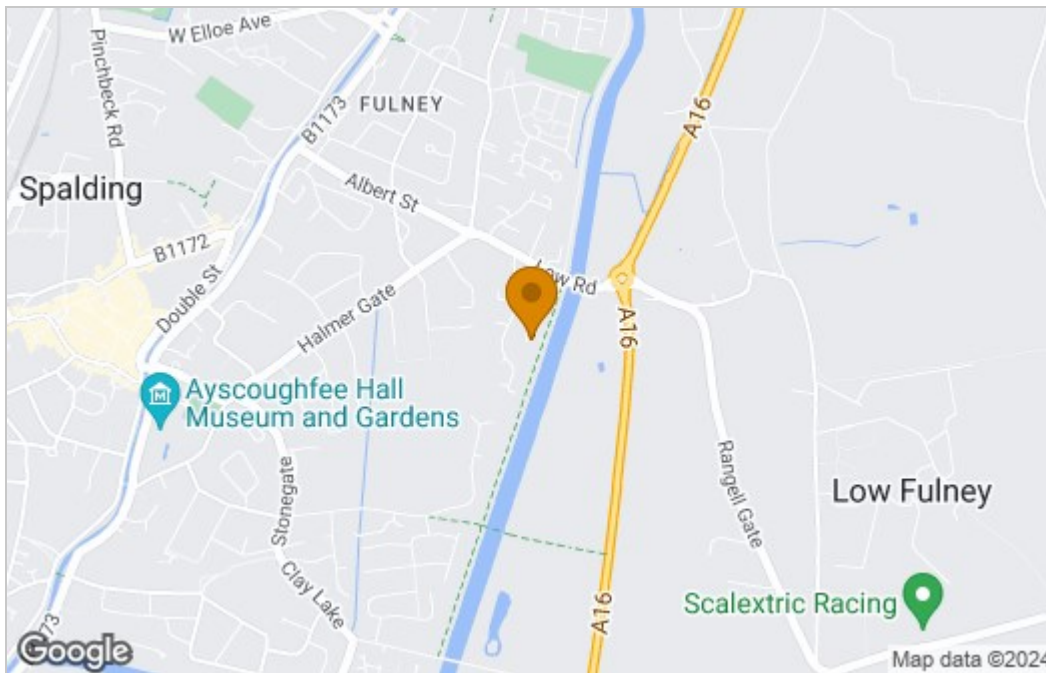
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Floor Plan

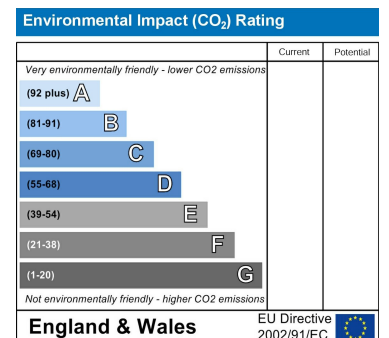
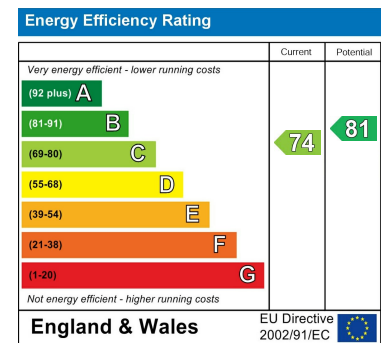


Total area: approx. 160.4 sq. metres (1726.7 sq. feet)

Area Map



Energy Efficiency Graph



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