



## **15 Belle Vue Close, Spalding, PE12 7ND**

**Offers In Excess Of £200,000**

Welcome to Belle Vue! Nestled in the charming market town of Holbeach, this contemporary Chalet-style home boasts irresistible kerb appeal from the moment you arrive. Step inside, and you'll be captivated by its modern design and inviting atmosphere. The seamless flow throughout the house and impeccable finishing touches make it a standout property. Don't miss your chance to call Belle Vue home – book your viewing today before it's snapped up!

**Entrance Hallway**

Upvc door to side aspect. Radiator. Stairs to landing. Wood effect flooring.

**Living Room 18'0" x 8'5" (5.49 x 2.59)**

Upvc window to front and side aspect. Radiator. Television point. Wood effect vinyl flooring.

**Kitchen Diner 17'10" x 8'3" (5.46 x 2.54)**



Two Upvc windows to rear aspect. Upvc door to rear. Matching base and wall units with work surface over. Integrated fridge freezer. Integrated oven with hob above and extractor over. Space and plumbing for washing machine. Stainless steel sink with drainer and mixer tap over. Spot lighting.

**Shower Room 8'11" x 2'7" (2.72 x 0.79)**



Wash hand basin. Toilet. Heated towel rail. Extractor fan. Shower. Partially tiled walls. Wood effect vinyl flooring.

**First Floor Landing**

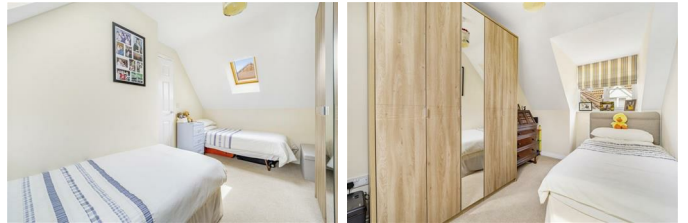
Loft access. Carpeted.

**Bedroom One 15'5" x 10'2" (4.7 x 3.12)**



Upvc window to front elevation. Skylight to rear. Radiator. Carpeted.

**Bedroom Two 15'5" x 8'7" (4.7 x 2.64)**



Upvc window to front elevation. Skylight to rear elevation. Radiator. Carpeted.

**Bathroom 6'5" x 6'3" (1.96 x 1.91)**



Upvc skylight to rear elevation. Partially tiled walls. Wash hand basin. Toilet. Bath with shower over. Vinyl flooring.

**Garage**

Power and lighting. Single garage door to the front. Personel door.

## Exterior



At the front of the property, you will find a block-paved driveway for convenient off-road parking, along with a small gravel area and a side gate leading to the rear garden. The rear garden is enclosed and features a patio, perfect for seating and entertaining, as well as gravel and decking sections.

### Property Postcode

For location purposes the postcode of this property is: PE12 7ND

### Verified Material Information

Tenure: Freehold  
 Council tax band: B - SHDC  
 Annual charge:  
 Property construction: Brick - Standard  
 Electricity supply: Utility Warehouse  
 Solar Panels: No  
 Other electricity sources: None  
 Water supply: Anglian Water  
 Sewerage: Mains Drainage  
 Heating: Gas Central Heating  
 Heating features: None  
 Broadband: As stated by Ofcom, standard, superfast and ultrafast is available in this area.  
 Mobile coverage: As stated by Ofcom, EE, Three, O2 and Vodaphone are all likely over Voice, Data and Enhanced Data inside and outside.

Parking: Driveway and Single Garge  
 Building safety issues: None  
 Restrictions: None  
 Public right of way: None  
 Flood risk: Yes  
 Coastal erosion risk: No  
 Japanese Knotweed: No  
 Planning permission: Unknown

Accessibility and adaptations:  
 Coalfield or mining area: No  
 Energy Performance rating: B

### Additional Information

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

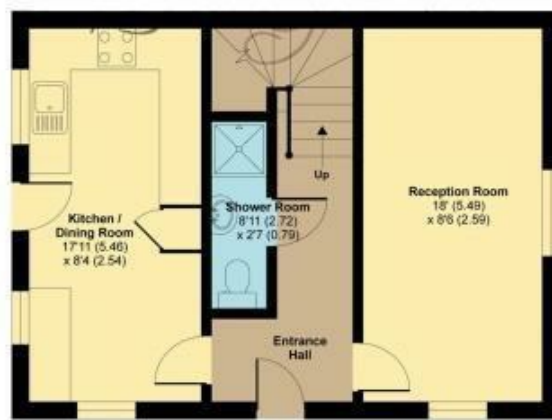
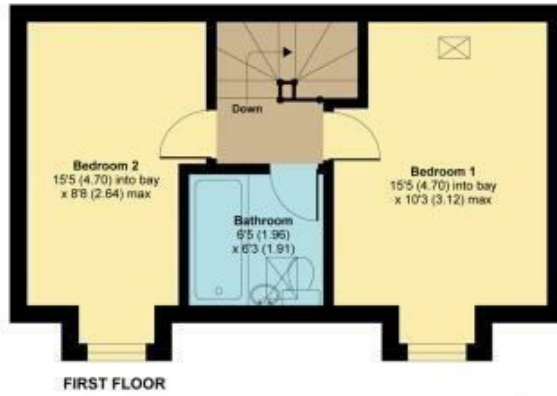
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

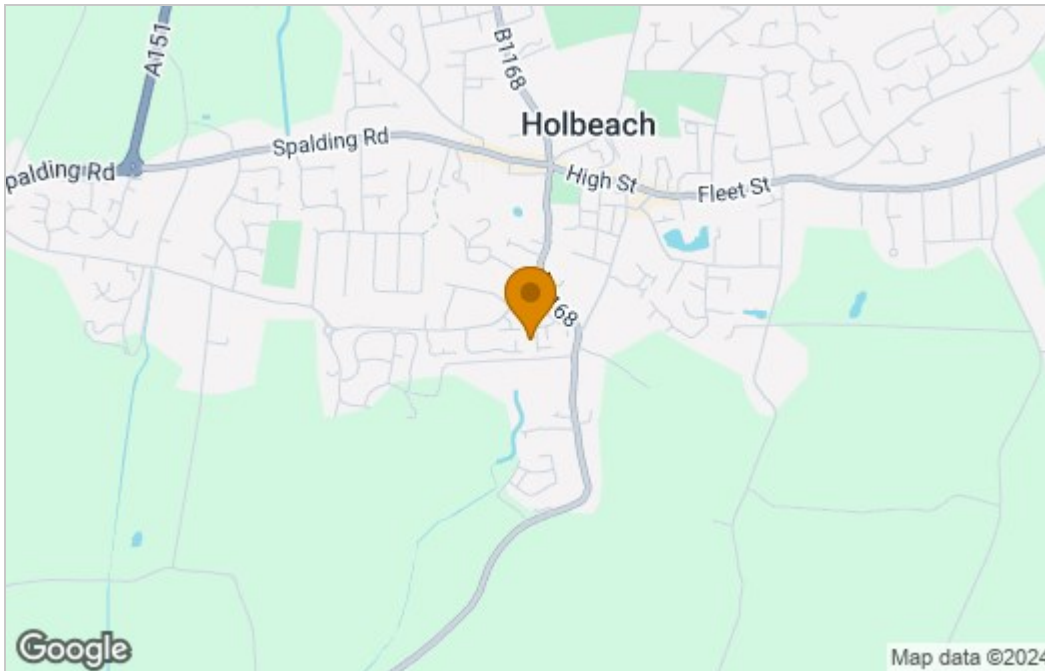
### Disclaimer

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.

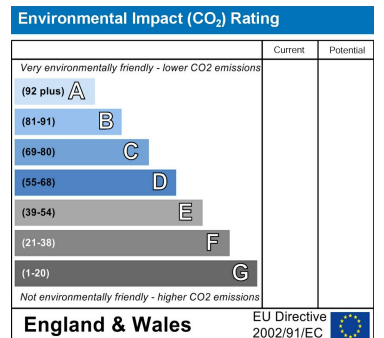
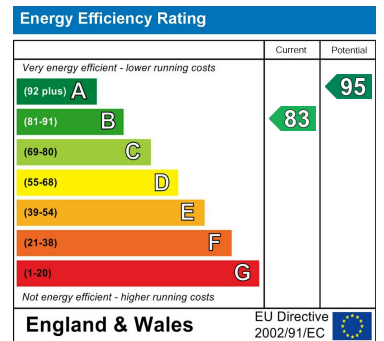
Floor Plan



Area Map



Energy Efficiency Graph



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