



## **5 Crossgate Crescent, Spalding, PE11 3XL**

**£320,000**

Experience the epitome of tranquillity in this serene retreat! With three bedrooms, stunning interior design, and a spacious plot, it offers everything you need for relaxation. Simply breathtaking! Don't just imagine it—book a viewing and experience it for yourself!



**Entrance Hallway**

Small porch area with Upvc door . Radiator. Tiled flooring.

**Kitchen Diner 10'11" x 19'10" (3.35 x 6.06)**



Upvc window to side aspect. Bi-fold Upvc doors to rear aspect. Tiled flooring. Radiator. Matching base and wall units with work surface over. Electric oven and hob with extractor over. Tiled splashback. Wine rack. Sink with drainer

**Utility Room 5'2" x 5'7" (1.59 x 1.71)**

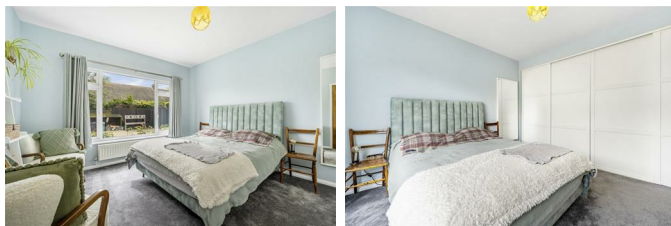
Upvc window to side aspect. Base units. Tiled flooring. Space and plumbing for washing machine.

**Living Room 13'0" x 12'3" (3.98 x 3.74)**



Upvc window to side aspect and French doors opening to garden. Television point. Log burner. Radiator.

**Bedroom One 14'0" x 12'0" (4.29 x 3.66)**



Upvc window to front aspect. Radiator. Television point. Carpeted. Two double wardrobes with sliding doors.

**Bedroom Two 10'11" x 13'10" (3.35 x 4.24)**



Upvc window to rear aspect. Radiator. Carpeted.

**Bedroom Three 10'4" x 10'9" (3.16 x 3.29)**



Upvc window to front aspect. Radiator. Carpeted.

**Bathroom 7'3" x 6'5" (2.23 x 1.98)**



Upvc window to front aspect. Fully tiled walls. Tiled flooring. Shower cubicle. Toilet. Bath with separate shower extension over. Wash hand basin set in vanity unit. Heated towel rail. Extractor.

**Exterior**

Gravelled driveway providing off road parking and vehicular access to the single garage. Well established lawn area and gate to the rear garden. The rear garden is laid to lawn with patio area ideal for seating and entertaining.

**Summer House 8'7" x 8'7" (2.64 x 2.64)**

Wooden construction with power. Ideal for home office.

**Garage 22'4" x 9'3" (6.82 x 2.82)**

Power and lighting. Door to rear.

**Property Postcode**

For location purposes the postcode of this property is: PE11 3XL

**Verified Material Information**

Tenure: Freehold  
 Council tax band: C - SHDC  
 Annual charge: None  
 Property construction: Brick built  
 Electricity supply:  
 Solar Panels: Yes  
 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 outside. However, only EE, O2 and Vodaphone are likely indoors.

Parking: Driveway and Single Garage

Building safety issues: None  
 Restrictions: None  
 Public right of way: None  
 Flood risk: Yes  
 Coastal erosion risk: No  
 Japanese Knotweed: No  
 Planning permission: Unaware  
 Accessibility and adaptations: No  
 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.

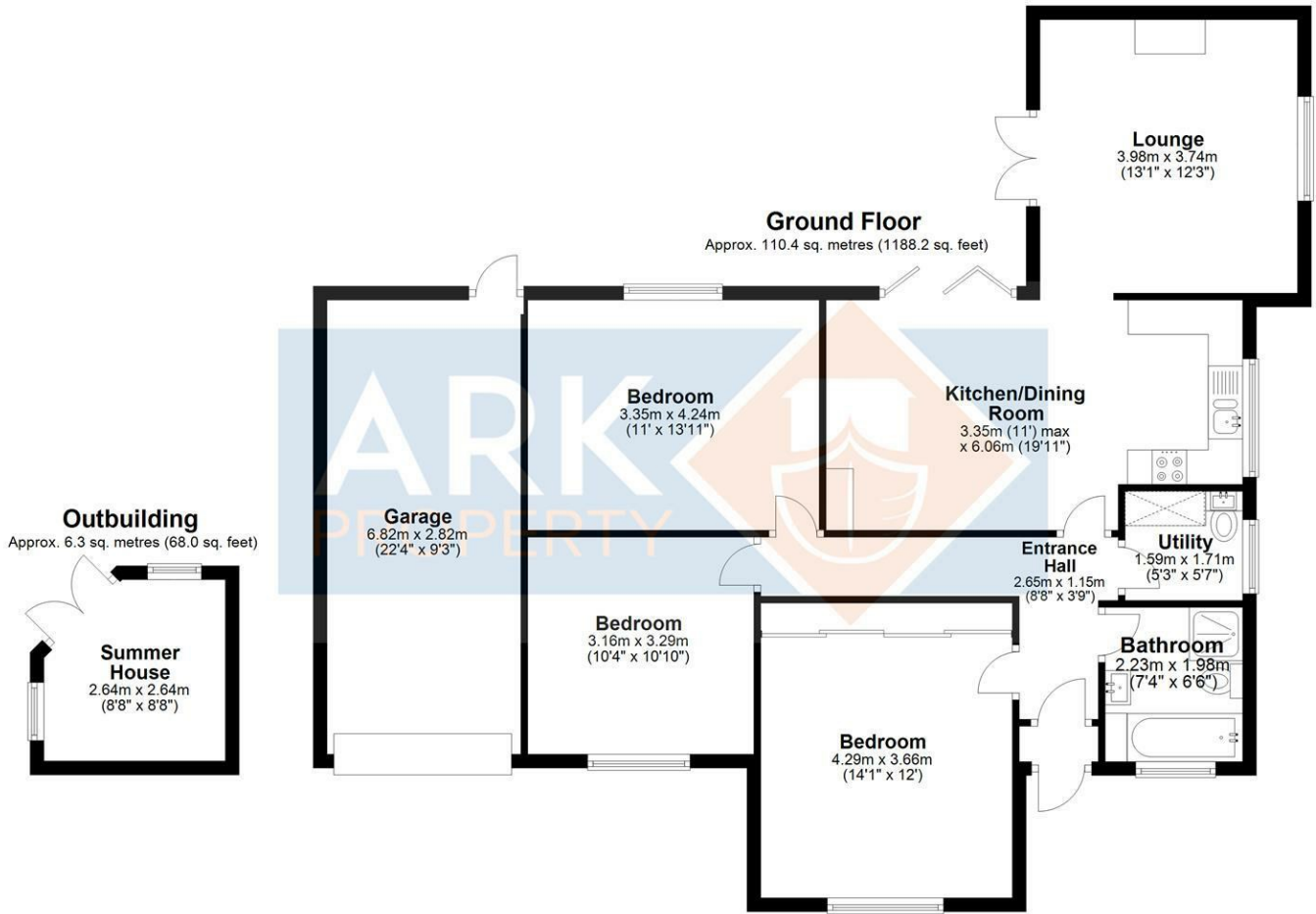
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

**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.

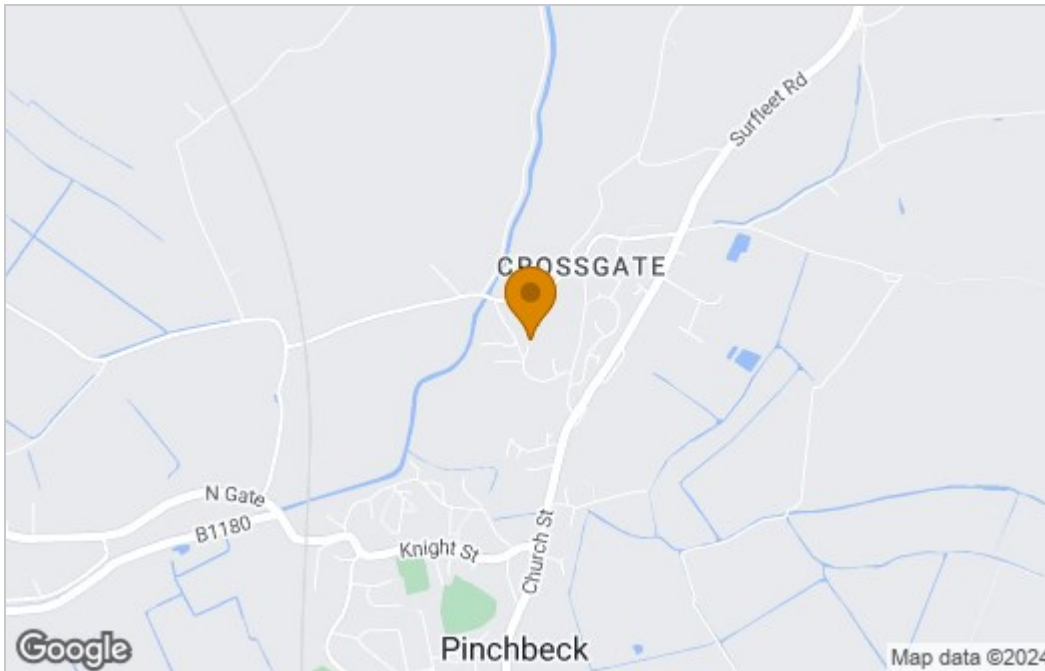


## Floor Plan

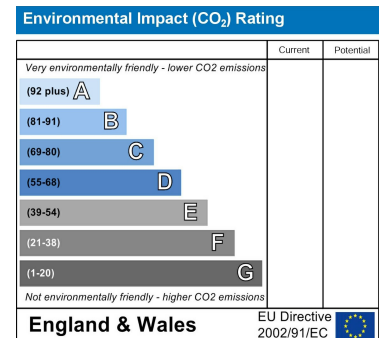
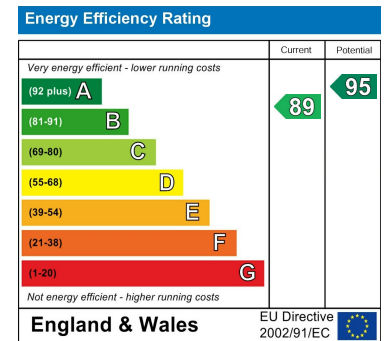


Total area: approx. 116.7 sq. metres (1256.3 sq. feet)

## Area Map



## Energy Efficiency Graph



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