



3 Oakley Drive, Spalding, PE11 2BN

£265,000

With close proximity to town and in fantastic condition, this lovely home is ready for its new owners. You'll always remember this property for its unique first-floor sunroom, complete with balconies on either side, perfect for that morning cuppa. The spacious layout and modern features make it ideal for a growing family. From the moment you step inside, you'll appreciate the care and attention to detail throughout. Looking for a lovely family home? This gem is just what you've been searching for. Don't miss out, call us today to arrange a viewing!

Entrance Hallway



Upvc entrance door to front aspect with glazed side panels. Stairs to first floor landing. Radiator. Carpeted.

Living Room Diner 23'10" x 12'0" (7.28 x 3.68)



Upvc window to front and rear aspect. Radiators. Carpeted. Fireplace.

Kitchen 17'1" x 11'5" (5.21 x 3.5)



Upvc window to rear aspect. Base and wall units with worksurface over. Stainless steel sink with drainer and mixer tap over. Space for freestanding oven with extractor over. Spot lighting. Radiator.

Cloakroom



Toilet. Wash hand basin. Heated towel rail. Carpeted.

First Floor Landing



Loft access. Carpeted.

Conservatory 13'1" x 8'3" (4 x 2.52)



Upvc window to front, side and rear elevations. Upvc door to front elevation leading to balcony. Carpeted. Wall mounted heater.

Bedroom One 12'0" x 10'11" (3.68 x 3.34)



Two Upvc windows to front elevation. Fitted wardrobes. Carpeted. Radiator.

Bedroom Two 11'6" x 10'11" (3.53 x 3.34)



Upvc window to rear elevation. Carpeted. Radiator.

Bedroom Three 8'7" x 7'2" (2.63 x 2.19)



Upvc window to front elevation. Carpeted. Radiator.

Shower Room



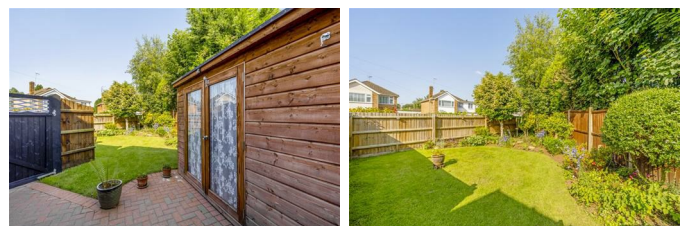
Upvc window to rear elevation. Oversized shower cubicle with glass screen. Wash hand basin. Toilet. Tiled flooring. Tiled walls. Spot lighting.

Front Garden



The front garden features a well maintained block paved driveway, providing off road parking and vehicular access to the single garage. Adjacent to the driveway, there is an area with slate chippings, which includes mature and well-established bushes. Gated side access to the rear garden.

Rear Garden



The property boasts a generous garden with several areas. Stepping outside, you will find a block-paved patio area, suitable for outdoor

gatherings and relaxation. In the rear corner, there is a separate raised area designed for dining or barbecues.

Property Postcode

For location purposes the postcode of this property is: PE11 2BN

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.

Verified Material Information

Tenure: Freehold
 Council tax band: C
 Annual charge: None
 Property construction: Brick
 Electricity supply: British Gas
 Solar Panels: None
 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 available.
 Mobile coverage: As stated by Ofcom, Indoor - EE, Three are Limited over Voice and Data. O2 and Vodafone is Limited over Voice but None over Data. As stated by Ofcom, Outdoor - EE, Three, O2 and Vodafone are all Likely over Voice and Data.

Parking: Driveway and Single Garge
 Building safety issues: None
 Restrictions: None
 Public right of way: None
 Flood risk: Low risk of surface water flooding. Very low risk of flooding from rivers and the sea.
 Coastal erosion risk: No
 Japanese Knotweed: No
 Planning permission: Please refer to SHDC planning portal for any relevant planning applications in the area.
 Accessibility and adaptations: No
 Coalfield or mining area: No
 Energy Performance rating: D

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

Ground Floor

Approx. 64.5 sq. metres (693.8 sq. feet)



First Floor

Approx. 51.6 sq. metres (555.7 sq. feet)

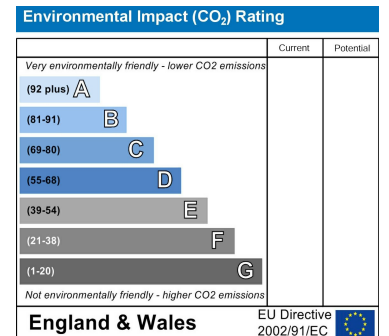
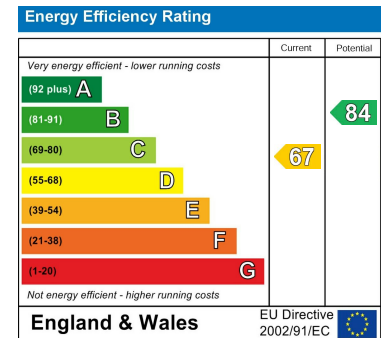


Total area: approx. 116.1 sq. metres (1249.5 sq. feet)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

6 New Road, Spalding, Lincolnshire, PE11 1DQ

Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

