

23 Heathfield Avenue, Spalding, PE11 2PT

£335,000

- Extended Detached House
- Four Bedrooms
- Excellent Decorative Order
- Refitted Kitchen Diner
- Sun Room To Rear
- Refitted Bathroom
- River Walks To Rear
- Popular Location
- EPC: D
- Council Tax Band: C

Charming Four-Bedroom Detached House in Prime Spalding Location.

Discover this much-improved four-bedroom detached house, perfectly situated close to local shops, schools, and scenic river walks in Spalding. This delightful home boasts spacious living areas, a modern kitchen, and a beautifully landscaped garden, ideal for family living and entertaining. With its convenient location and high-quality finishes, this property offers both comfort and style. Don't miss the opportunity to make this dream home yours!

Entrance Porch

PVCu double glazed construction, laminate flooring. Door to hallway.

Hallway



Coving to skimmed ceiling, laminate flooring, radiator, stairs to first floor landing with built in under stairs storage. Doors to lounge and kitchen.

Lounge



PVCu double glazed window to front, coving to skimmed ceiling, two radiators, cast iron multi fuel stove on white sandstone hearth.



Kitchen Diner



PVCu double glazed window to rear, coving to skimmed ceiling with recessed ceiling spotlights and

ceiling mounted extractor fan, laminate flooring, two vertical column radiators. Fitted with a matching range of base, eye level and full height units comprising cupboards, pan drawers and larder pull out larder units, solid oak work surfaces with tiled splashbacks, 1 1/2 bowl stainless steel sink and drainer with chrome mixer tap over. Integrated drinks



Sun Room



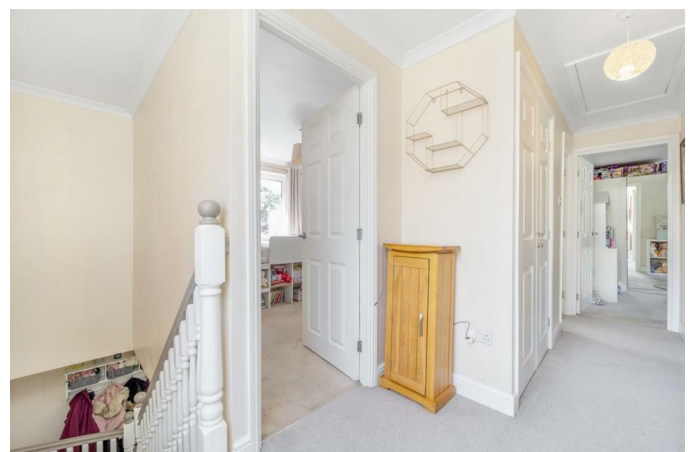
Brick and PVCu double glazed construction with insulated felt tile roof with Velux style windows, tiled flooring with underfloor heating (not connected), 5Kw cast iron multi fuel burner with ceiling exit flue.



Landing



PVCu double glazed window to side, coving to skimmed ceiling with loft hatch, built in ladder, power and light connected. Loft fully boarded.



Bedroom One



PVCu double glazed window to front, coving to skimmed ceiling, radiator.

Bedroom Three



PVCu double glazed window to front, coving to skimmed ceiling, radiator, built in cupboard.



Bedroom Two



PVCu double glazed window to rear, coving to skimmed ceiling, radiator.

Bedroom Four



PVCu double glazed window to rear, coving to skimmed ceiling, radiator.

Bathroom



PVCu double glazed window to rear, coving to skimmed ceiling with recessed ceiling spotlights, extractor fan, shaver point, laminate flooring, vertical column radiator and chrome heated towel rail. Fitted with a three piece suite comprising bath with chrome mixer tap over and mains chrome thermostatic bar shower riser, rainfall head and hand held shower attachment, concealed cistern toilet with push button flush and ceramic wash hand basin with chrome mixer tap over set in vanity unit with built in storage.



Utility Room

PVCu double glazed door to side, coving to skimmed ceiling, tiled flooring, radiator, fitted base and eye level units, solid oak work surfaces with tiled splashbacks, wall mounted mains gas combination boiler, space and plumbing for washing machine and tumble dryer. Door to WC.

W.C



PVCu double glazed window to rear, coving to skimmed ceiling, tiled flooring, chrome heated towel rail. Fitted concealed cistern toilet with push button flush and wash hand basin set in vanity unit with built in storage.

Garden



Side gated access leads to the rear garden which is laid to lawn and enclosed by timber fencing. There is a patio seating area, outside lighting, timber shed and rear door to garage, outdoor power sockets. The double garage has power and light connected and Belfast sink with cold water tap. To the rear of the garden is a timber gate giving access to the banks of the Coronation Channel which offers excellent walks and views of the South Holland countryside.



Additional Information

PLEASE NOTE:

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Ark Property Centre

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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.

Property Postcode

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

Verified Material Information

Tenure: Freehold

Council tax band: C - £1875 pa

Property construction: Standard Brick

Electricity supply: Mains (Currently Ovo Energy with Smart Meter economy 7 that might not work with other providers)

Solar Panels: No

Other electricity sources: No

Water supply: Mains (Anglian Water)

Sewerage: Mains

Heating: Gas central heating

Broadband: As stated by Ofcom,

Broadband type Highest available download speed

Highest available upload speed Availability

Standard 13 Mbps 1 Mbps Good

Superfast 51 Mbps 9 Mbps Good

Ultrafast 10000 Mbps 10000 Mbps

Mobile coverage: As stated by Ofcom,

Indoor

Provider Voice Data

EE Likely Likely

Three Limited Limited

O2 Likely Limited

Vodafone Likely Likely

Outdoor

Provider Voice Data

EE Likely Likely

Three Likely Likely

O2 Likely Likely

Vodafone Likely Likely

Parking: Driveway and double garage

Building safety issues: None

Restrictions: No permanent structures or landscaping can be built within 9 meters of the watercourse running along the back of the property without planning permission. There is an annual ground rent payable to the Environment Agency for the footbridge. Currently £50 annually but could change with a change in agreement.

Public right of way: No

Flood risk: Zone 3 - Environment Agency

Coastal erosion risk: No

Japanese Knotweed: No

Planning permission: The property had planning permission for a new porch and 8x5.5meter double story extension in the place of the garage. Planning has since expired.

Accessibility and adaptations: No

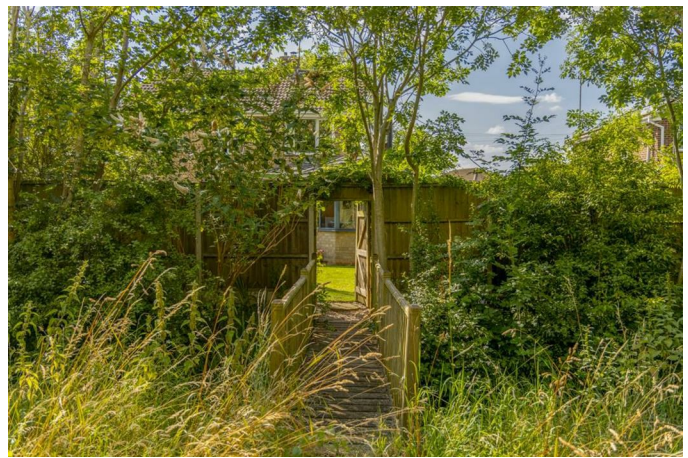
Coalfield or mining area: No

Energy Performance rating: D

Viewing Arrangements

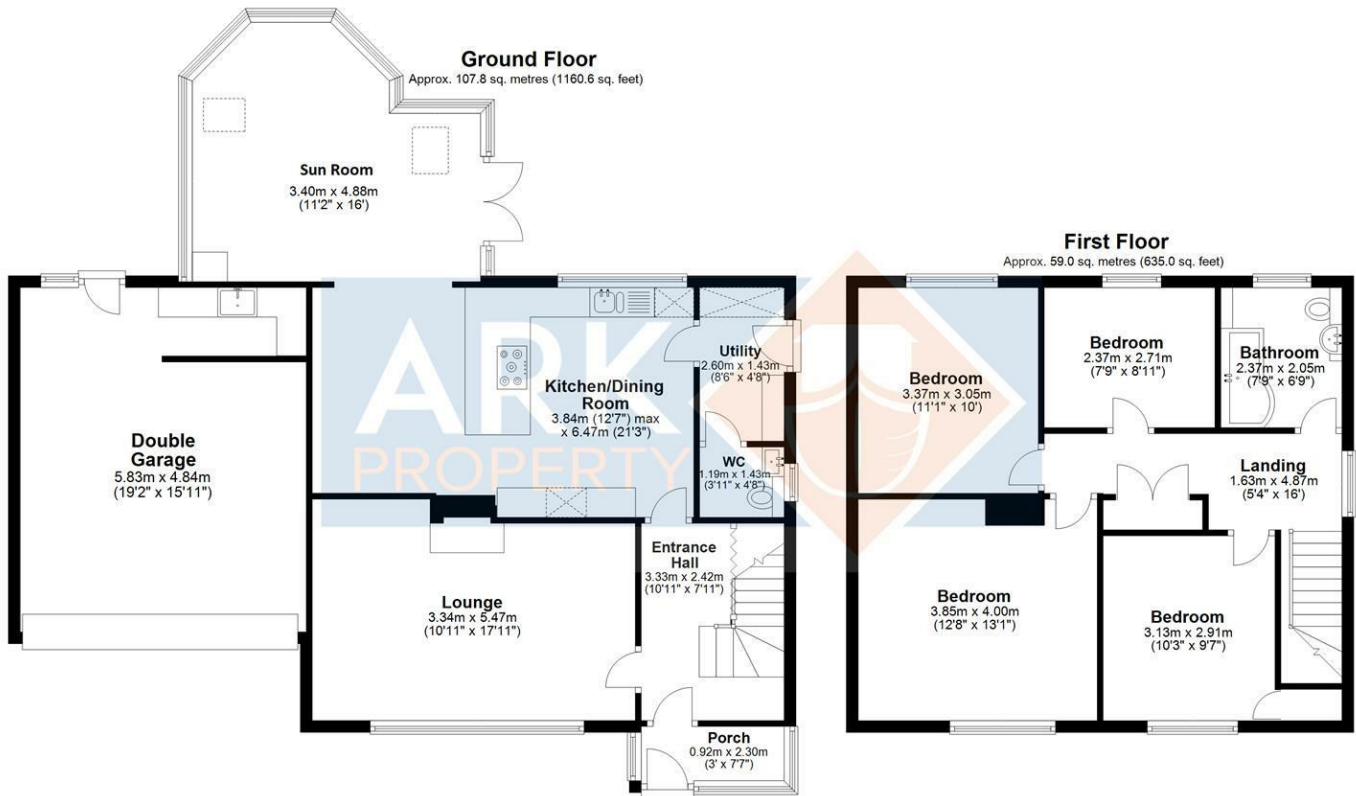
Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Additional Property Images





Floor Plan

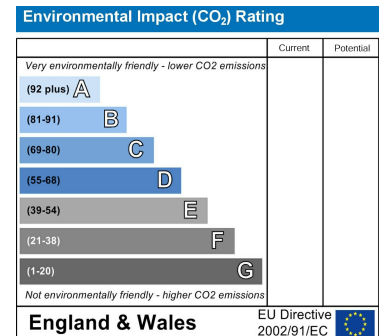
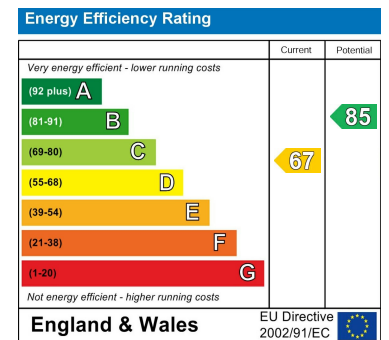


Total area: approx. 166.8 sq. metres (1795.7 sq. feet)

Area Map



Energy Efficiency Graph



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