



1 Harlequin Drive, Spalding, PE11 3GL

£270,000

- Popular Woolram Wygate Location
- Four Bedrooms
- Large Downstairs Rooms
- Perfect Garden for Entertaining
- Lovely Layout

- Neutral Decor Throughout
- NO FORWARD CHAIN
- MUST VIEW !!!!
- Motivated Sellers
- Price to Sell

On the lookout for a four-bed family home in the popular area of Woolram Wygate? We have a lovely house just for you. With a great flow downstairs and a fantastic garden perfect for entertaining, this is truly a great deal. All of this for £270k. Sounds too good to be true? Book your viewing and see for yourself!

Entrance Hall



Upvc door to front aspect. Wood effect laminate flooring. Dado rail. Understairs cupboard. Radiator.

Cloakroom



Upvc window to front aspect. Wash hand basin with tiled splashback. Toilet. Wood effect flooring. Extractor fan. Radiator.

Living Room 14'11" x 11'11" (4.55 x 3.65)



Upvc bay window to front aspect. Fireplace with surround. Television point. Wood effect laminate flooring. Radiator.

Dining Room 12'7" x 9'10" (3.84 x 3.00)



Upvc window to side and patio doors to rear aspect. Wood effect flooring. Radiator.

Kitchen Breakfast Room 10'8" x 10'6" (3.26 x 3.22)



Upvc window to rear aspect. Matching wall and base units with worktop over. Sink drainer with mixer tap over. Gas oven and hob with extractor over. Plumbing for dishwasher. Tiled flooring. Radiator.

Utility Room 7'1" x 5'1" (2.16 x 1.55)



Upvc window to side and door to rear aspect. Worktop over spaces for washing machine and tumble dryer. Radiator. Part tiled wall and tiled flooring.

First Floor Landing



Wood effect flooring. Airing cupboard. Loft access. Radiator.

Bedroom One 10'7" x 9'6" (3.24 x 2.92)



Upvc window to front elevation. Television point. Carpeted. Radiator.

En-Suite



Upvc window to side elevation. Shower cubicle. Wash hand basin and toilet set into vanity unit. Partially tiled walls. Vinyl flooring. Heated towel rail. Extractor fan.

Bedroom Two 10'4" x 9'0" (3.16 x 2.76)



Upvc window to side elevation. Wood effect laminate flooring. Radiator.

Bedroom Three 10'3" x 7'9" (3.13 x 2.38)



Upvc window to side elevation. Wood effect laminate flooring. Radiator.

Bedroom Four 10'9" x 6'3" (3.3 x 1.93)



Upvc window to side elevation. Wood effect laminate flooring. Radiator.

Bathroom



Upvc window to front elevation. Bath with shower extension over. Wash hand basin. Toilet. Vinyl flooring. Extractor fan. Radiator.

Garage

Single up and over garage door. Power and lighting. Personnel door from utility room.

Front Garden



The property features a block paved driveway, a low maintenance gravel frontage, and railings to the front and side gate.

Rear Garden



The property boasts a raised decking area with a

polycarbonate roof covering ideal for entertaining. A path leading to a rear patio, a shed, well-established trees and bushes, and a fully enclosed yard with timber fence panelling.

Property Postcode

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

Verified Material Information

Tenure: Freehold

Council tax band: C

Property construction: Brick

Electricity supply:

Solar Panels: No

Other electricity sources: Fireplace

Water supply: Anglian Water

Sewerage: Mains drainage

Heating: Gas Central Heating

Heating features: Fireplace

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE, Three and Vodafone is Limited over Voice and Data. O2 is Limited over Voice but None of Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE, Three, O2 and Vodafone are all Likely over Voice and Data.

Parking: Driveway and Single Garage

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Rivers and the Sea - Medium. Surface Water - Low.

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: To follow.

Additional Information

PLEASE NOTE:

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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

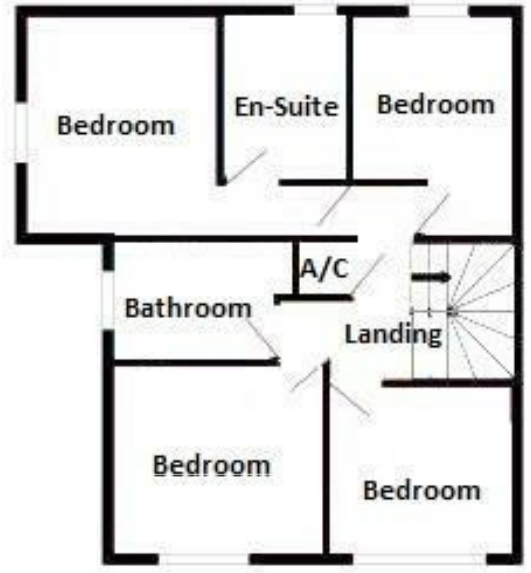
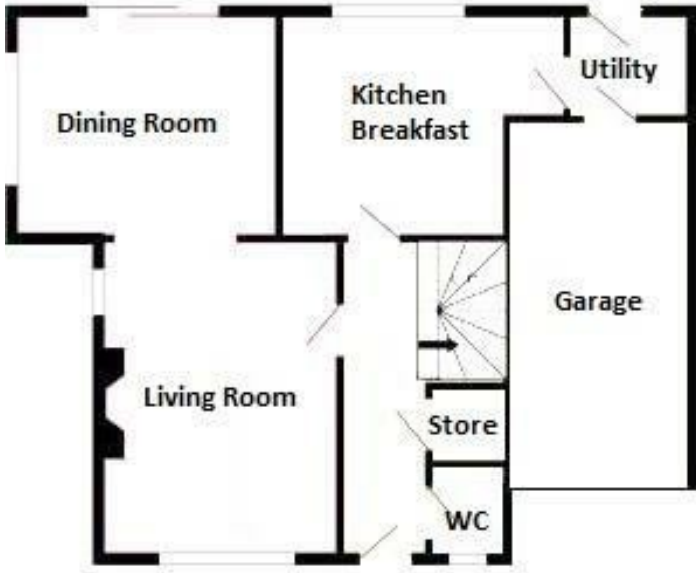
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Offer Procedure

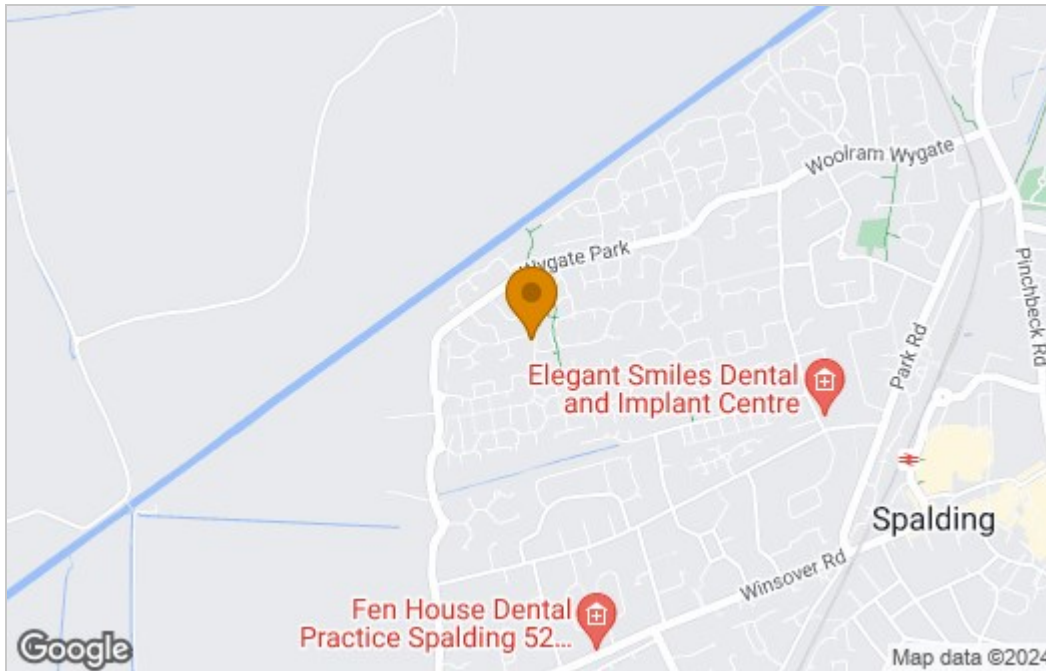
Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

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.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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