



19 Oakwood Park, Spalding, PE12 6LY

Offers In Excess Of £290,000

- Lovely Cul De Sac Location
- Four Good Size Bedrooms
- Four Piece Bathroom Suite
- Private Rear Garden
- Modern Kitchen
- Neutral Decor Throughout
- Popular Village
- En-Suite To Main Bedrooms
- Sociable Layout
- No Forward Chain

Welcome to Oakwood Park, home to this charming four bedroom family residence. This well proportioned property, located in the popular village of Moulton Seas End, boasts a fantastic layout and great kerb appeal. Don't miss out, contact us today!

Entrance Hallway 12'5" x 6'4" (3.81 x 1.95)



Door to front aspect. Upvc window to front aspect. Wood effect laminate flooring. Stairs to first floor landing. Radiator.

Living Room 16'7" x 10'11" (5.06 x 3.33)



Upvc bay window to front aspect. Wood effect laminate flooring. Radiator. Fireplace.

Dining Room 10'4" x 8'8" (3.16 x 2.65)



Upvc french doors to rear aspect. Wood effect laminate flooring. Radiator.

Kitchen 11'11" x 8'7" (3.64 x 2.62)



Upvc window to rear aspect. Base and wall units with work surface over. Integrated fridge freezer. Wine rack. Stainless steel sink with drainer and mixer tap over. Electric Neff oven and hob with extractor fan over. Wood effect laminate flooring.

Utility Room 7'8" x 5'6" (2.36 x 1.69)



Upvc door to rear aspect. Wall and base units with work surface over. Space and plumbing for washing machine and dishwasher. Wood effect laminate flooring.

Cloakroom



Upvc window to side aspect. Toilet. Sink with vanity unit under. Radiator. Wood effect laminate flooring.

First Floor Landing 12'9" x 10'3" (3.89 x 3.13)



Upvc window to front elevation. Loft access. Radiator. Airing cupboard.

Bedroom One 12'0" x 10'11" (3.68 x 3.33)



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

En-Suite 3'11" x 7'10" (1.20 x 2.40)



Upvc window to side elevation. Shower cubicle. Wash hand basin. Toilet. Radiator. Partially tiled walls. Extractor fan. Radiator.

Bedroom Two 10'11" x 10'11" (3.35 x 3.33)



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

Bedroom Three 13'2" x 9'4" (4.03 x 2.85)



Upvc window to front elevation. Carpeted. Radiator.

Bedroom Four 8'11" x 8'11" (2.73 x 2.73)



Upvc window to rear elevation. Radiator. Carpeted.

Bathroom 8'11" x 7'1" (2.72 x 2.18)



Upvc window to rear elevation. Bath. Shower cubicle with shower over. Wash hand basin. Toilet. Tiled flooring. Partially tiled walls. Radiator.

Front Garden

A block paved driveway provides off road parking, complemented by a lawn area with shrubs. There is gated side access leading to the rear garden.

Garage 16'11" x 8'7" (5.16 x 2.63)

Power and lighting.

Rear Garden



An extended patio area, perfect for seating and entertaining, overlooks a lawn surrounded by a variety of trees and hedges. The oil tank is enclosed with fencing.

Property Postcode

For location purposes the postcode of this property is: PE12 6LY

Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

Verified Material Information

Tenure: Freehold

Council tax band: D

Annual charge: Encore Estate Management - £53.74 monthly charge - Includes Emptying the sewage, cutting of the communal trees, repairing the communal road for pot holes and the cutting of the communal grass.

Property construction: Brick

Electricity supply: EDF

Solar Panels: No

Other electricity sources: None

Water supply: Anglian Water

Sewerage: Private Sewage Treatment Plant

Heating: Oil Heating

Heating features: None

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

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

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

Parking: Driveway and Single Garage

Building safety issues: None

Restrictions: None

Public right of way: None

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

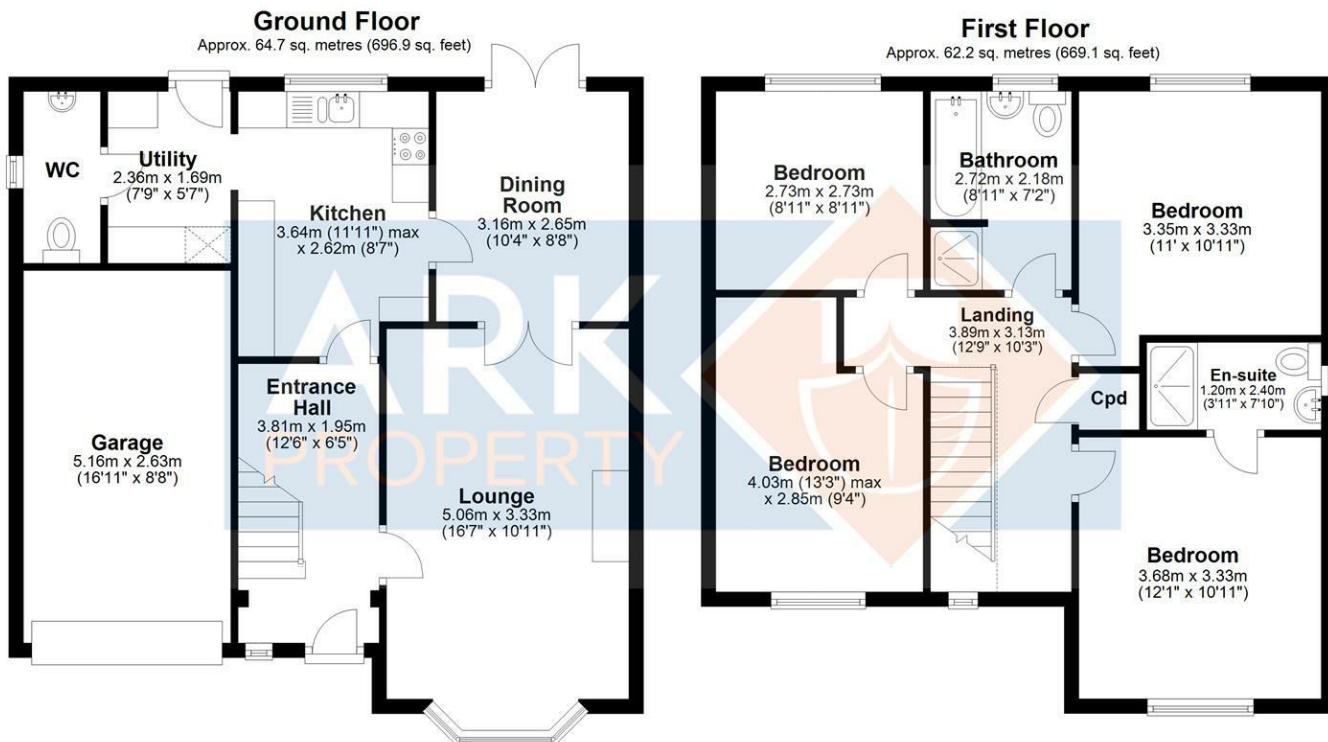
We can also offer full Financial and Solicitor

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

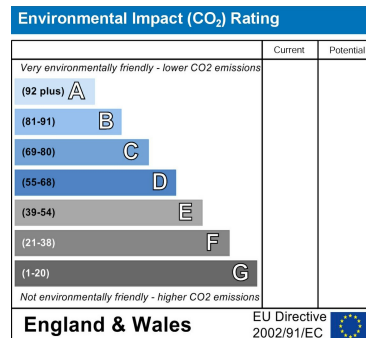
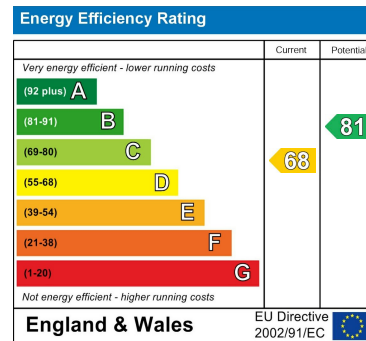


Total area: approx. 126.9 sq. metres (1366.0 sq. feet)

Area Map



Energy Efficiency Graph



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6 New Road, Spalding, Lincolnshire, PE11 1DQ
 Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

