



12 Slipe Drove, Spalding, PE11 3QF

£169,500

- Two Bedroom Semi-Detached House
- Modern Build With A Balance Of Warranty Remaining
- Semi-Rural Village Location
- River Walks
- Open Plan Living Space
- Off Road Parking
- Modern Air Source Heating
- Available Now For Viewings
- Council Tax Band: A
- EPC Rating: B

Welcome to Slipe Drove! This property is one of seven recently constructed properties set in the picturesque Village of West Pinchbeck. With walks along the River Glen and access to the Pinchbeck Slipe nature reserve on your doorstep there's plenty of reasons to love the location here. Internally you'll find open plan living and modern features including air source heating. Contact Ark for more information..

Entrance Hall

Glazed composite entrance door, stairs to first floor landing. Door to living area.

Kitchen Living Room 23'5" x 13'7" (7.14m x 4.15m)



PVCu double glazed window to front and French doors with matching glazed sidelights to rear, skimmed ceiling with recessed ceiling spotlights, tiled flooring, door to WC. Fitted with a matching range of base and eye level units, worktop space with matching upstand, 1 1/2 bowl stainless steel sink and drainer with chrome mixer tap over, four ring electric hob with integrated oven and grill under and stainless steel extractor hood over, space and plumbing for washing machine, space for fridge freezer.



WC



Fitted close coupled toilet with push button flush and wash hand basin with chrome mixer tap over set in vanity unit with tiled splashback.

Landing

Doors to bedrooms and bathroom.

Bedroom One 13'6" x 8'9" (4.14m x 2.68m)



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

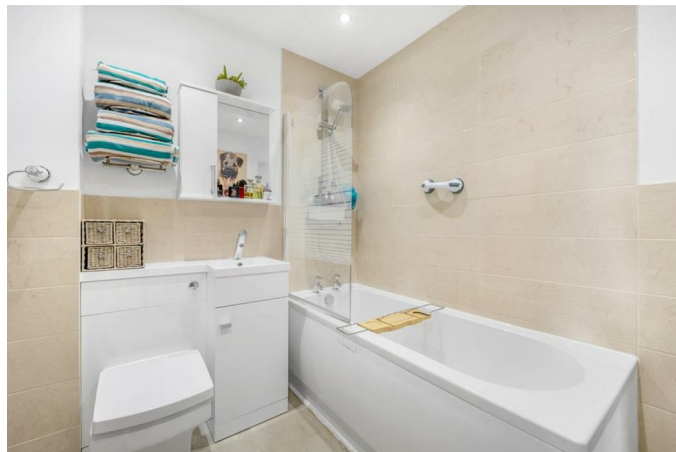


Bedroom Two 13'6" x 7'7" (4.14m x 2.33m)



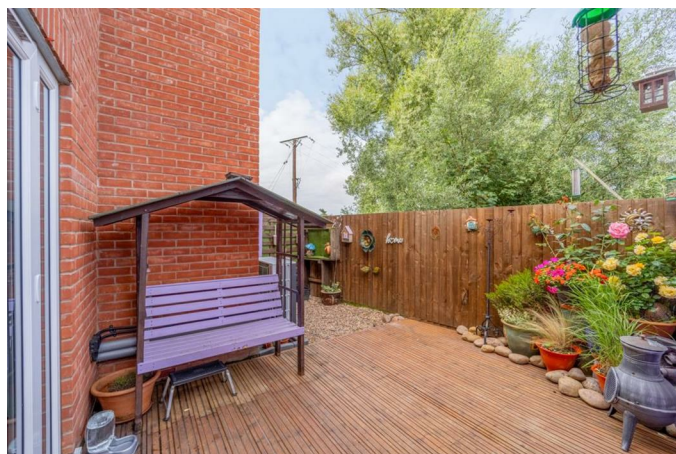
PVCu double glazed window to front, built in airing cupboard.

Bathroom 7'0" x 6'4" (2.15m x 1.95m)



Skimmed ceiling with recessed ceiling spotlights, extractor fan, radiator, tiled flooring. Fitted with a three piece suite comprising panel bath with chrome taps over and chrome shower riser. Concealed cistern toilet and wash hand basin set in vanity unit with chrome mixer tap over and built in storage.

Outside



The property benefits from a block paved driveway to the front providing off road parking for up to two vehicles. Side gated access leads to the rear garden which is a combination of low maintenance deck and gravel, enclosed by timber fencing. There is an outside cold water tap and timber workshop.



Additional Information

PLEASE NOTE:

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

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 firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

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 3NF.

Verified Material Information

Tenure: Freehold

Council tax band: A

Property construction: Brick

Electricity supply: Mains - British Gas

Solar Panels: No

Other electricity sources: No

Water supply: Mains - Anglian Water

Sewerage: Private Sewage Treatment Plant - Managed by Slipe Drive Management - Cost approximately £680 per year.

Heating: Air Source Heat Pump

Broadband: As stated by Ofcom,

Broadband type Highest available download speed

Highest available upload speed Availability

Standard 15 Mbps 1 Mbps Good

Superfast 80 Mbps 20 Mbps Good

Ultrafast --Not available --Not available

Mobile coverage: As stated by Ofcom,

Indoor

Provider Voice Data

EE Likely Likely

Three Likely Likely

O2 Limited Limited

Vodafone None None

Outdoor

Provider Voice Data

EE Likely Likely

Three Likely Likely

O2 Likely Likely

Vodafone Likely Likely

Parking: Driveway and parking for 2 cars

Building safety issues: None

Restrictions: None

Public right of way: None

Flood risk: Zone 3 - Environment Agency

Coastal erosion risk: None

Japanese Knotweed: No

Planning permission: No

Accessibility and adaptations: None

Coalfield or mining area: No

Energy Performance rating: B

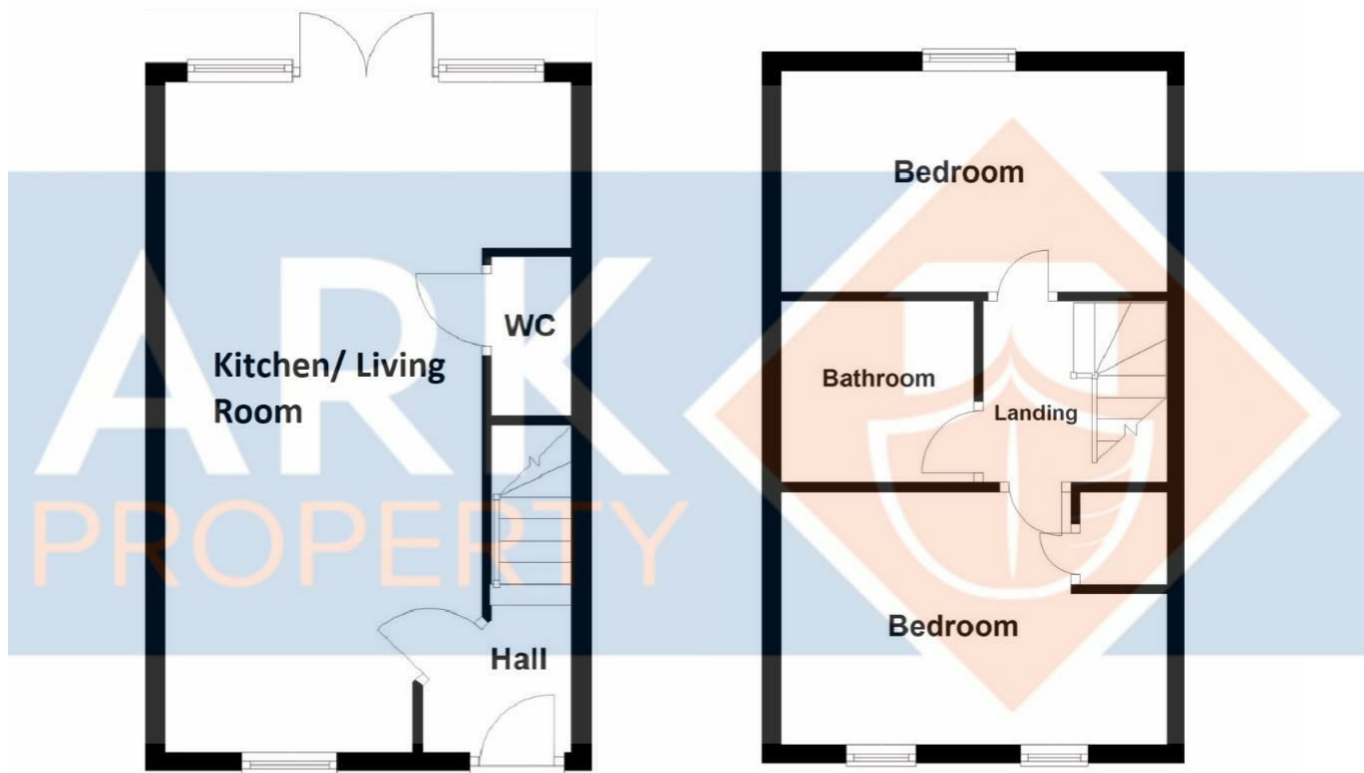
Viewing Arrangements

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.

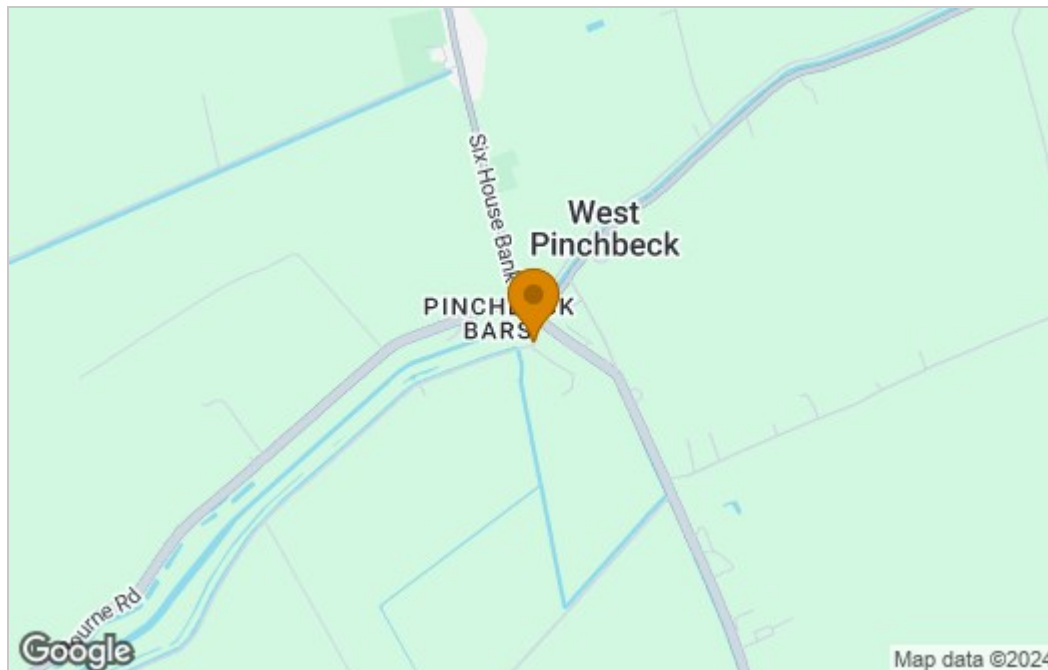
Additional Pictures



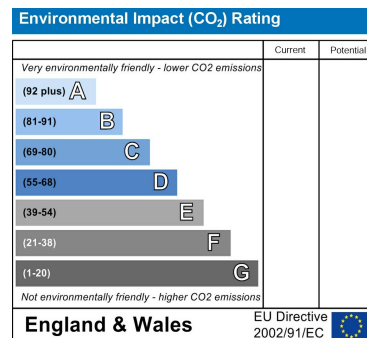
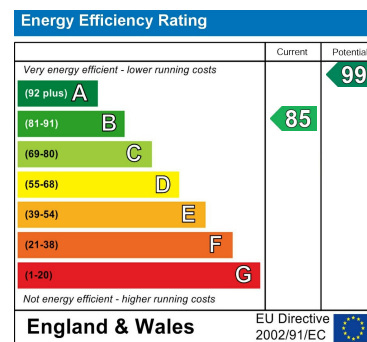
Floor Plan



Area Map



Energy Efficiency Graph



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