



30 Sorrel Drive, Spalding, PE11 3GN

£425,000

- River Views
- Double Garage
- Private Rear Garden
- Galleried Landing
- Four Double Bedrooms
- Open Plan Kitchen Diner Snug
- Neutral Decor Throughout
- Impressive Kerb Appeal
- Popular Location
- Must View !!!!

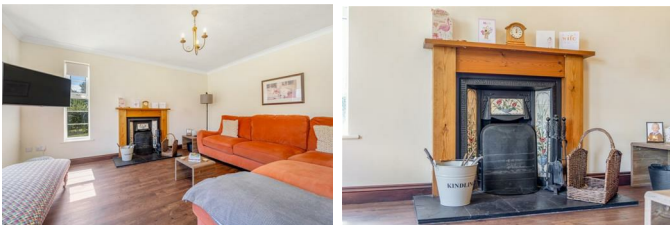
If you're searching for a standout property with undeniable kerb appeal, this stunning home in Spalding is sure to catch your eye. Situated in a sought after area with picturesque river views, it offers an fantastic layout and an inviting atmosphere. Along with its charm, the property boasts a double garage and ample off-road parking, combining beauty with practicality. Don't miss the opportunity to view this impressive home, book your viewing today!

Entrance Hallway 8'2" x 9'10" (2.51 x 3.02)



Upvc door to front aspect with window to either side. Wood effect flooring. Radiator. Understairs cupboard.

Living Room 14'9" x 12'5" (4.50 x 3.81)



Two Upvc windows to front aspect and one to side. Radiator. Open fire with surround.

Dining Room/Office 10'6" x 12'9" (3.21 x 3.91)



Two Upvc windows to front aspect. Double doors from entrance hallway. Radiator.

Kitchen 10'10" x 10'10" (3.31 x 3.32)



Upvc window to rear. Base and wall units with work surface over. Space for dishwasher. Stainless steel sink with drainer and tap over. Gas oven and hob with extractor hood over. Space for under counter fridge. Partially tiled splashback walls. Radiator. Spot lighting. Wood effect laminate flooring. Archway leading through to the dining room.

Open Plan Living Space 9'1" x 18'0" (2.77 x 5.49)



Comprising of a dining room area and snug.

Dining Room

Partio doors opening to rear garden. Radiator. Spot lighting. Wood effect laminate flooring.

Snug

Upvc window to rear aspect. Radiator. Spot lighting. Wood effect laminate flooring.

Utility Room 7'6" x 6'6" (2.31 x 2.00)

Upvc window to side aspect. Door to side aspect. Wood effect laminate flooring. Wall mounted boiler. Work surface over with space beneath for plumbing for washing machine and tumble dryer. Radiator.

Cloakroom 2'11" x 6'6" (0.90 x 2.00)



Upvc window to rear aspect. Wood effect laminate flooring. Radiator. Toilet. Wash hand basin.

Galleried First Floor Landing 13'3" x 10'7" (4.05 x 3.23)



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

Bedroom One 14'9" x 12'6" (4.50 x 3.82)



Two Upvc windows to front elevation. Upvc window to side elevation. Radiator.

En-Suite 8'5" x 5'6" (2.58 x 1.68)



Upvc window to rear elevation. Corner shower cubicle with rainwater head over. Wash hand basin. Toilet. Extractor fan. Part tiled walls. Wood effect laminate flooring. Shaver point. Radiator.

Bedroom Two 10'7" x 12'9" (3.23 x 3.91)



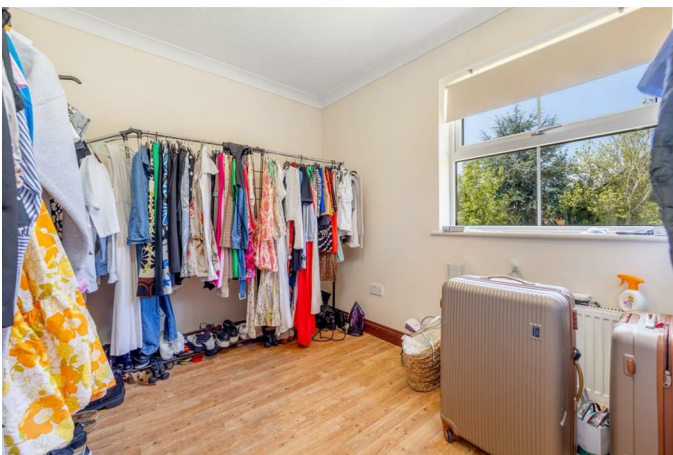
Two Upvc windows to front elevation. Radiator. Wood effect laminate flooring.

Bedroom Three 9'0" x 10'4" (2.76 x 3.17)



Upvc window to rear elevation. Radiator.

Bedroom Four 10'9" x 8'11" (3.30 x 2.72)



Upvc window to rear elevation. Radiator.

Bathroom 6'10" x 10'5" (2.10 x 3.20)



Upvc window to rear elevation. Bath. 'His' and 'Hers' wash hand basin. Toilet. Extractor fan. Radiator. Wood effect laminate flooring.

Double Garage 17'6" x 17'3" (5.34 x 5.26)



Upvc door to side aspect. Two single garage doors to the front. Power and lighting.

Front Garden



Wrap around plot, which includes a gravelled driveway providing off-road parking and access to the double garage. A side gate opens to a pathway leading to the front door. A hedgerow lines the front and side of the property.

Rear Garden



A private rear garden surrounded by a brick wall and fencing features a well-maintained lawn. There's a patio area perfect for seating and entertaining, along with trees and shrubs adding natural beauty.



Additional Information

PLEASE NOTE:

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

Property Postcode

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

Verified Material Information

Tenure: Freehold

Council tax band: E - SHDC

Annual charge: No charge

Property construction: Brick

Electricity supply: E.on

Solar Panels: No

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 is available.

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

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

Parking: Driveway and Double Garage

Building safety issues: None

Restrictions: None

Public right of way: None

Flood risk: Surface Water - Low. Rivers and Sea - Very 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.

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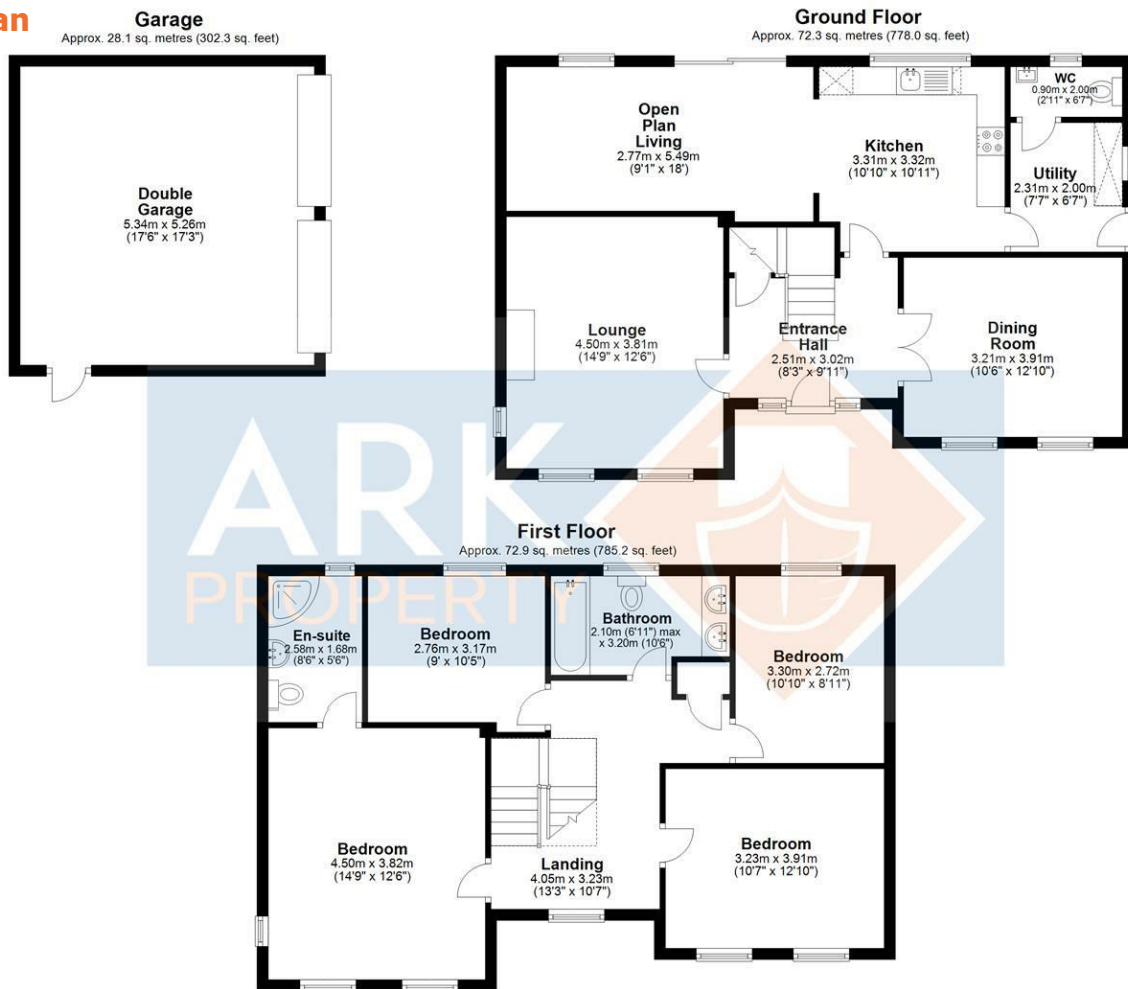
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We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

Disclaimer

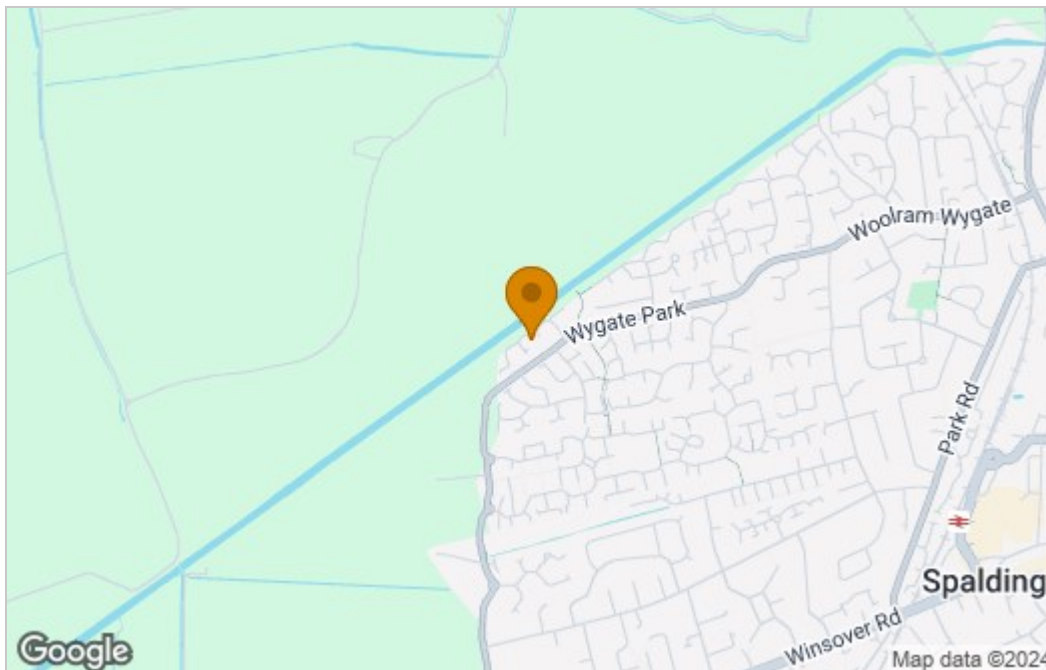
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Floor Plan

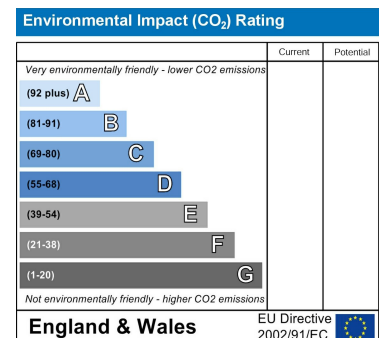
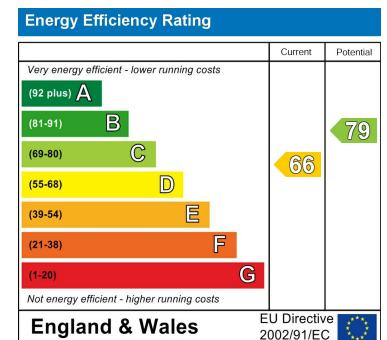


Total area: approx. 173.3 sq. metres (1865.6 sq. feet)

Area Map



Energy Efficiency Graph



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