



1 The Parkway, Spalding, PE11 3EE

£375,000

- Corner Plot
- Double Garage
- Large Entrance Hall and Galleried Landing
- Fantastic Layout
- Popular Parkway Estate
- Great Size Bedrooms
- Sociable Kitchen Diner
- Good Schools Within Walking Distance
- Easy Access To Town
- A Must View To Appreciate

What a lovely home! Welcome to Parkway! From the moment you step inside, you'll notice how well this home has been cared for over the years. The inviting entrance leads to spacious reception rooms, creating a wonderful flow throughout the ground floor. Upstairs, the charm continues with a galleried landing and generously sized bedrooms. And if that's not enough, there's ample off-road parking leading to a double garage. This property truly needs to be seen to be appreciated!

Entrance Hall



Upvc window to front aspect. Entrance door to front aspect. Carpeted. Radiator. Stairs to first floor landing. Telephone point. Understairs storage area. Burglar alarm.



Lounge 12'9" x 22'2" (3.91m x 6.76m)



Upvc window to front and French doors opening to rear aspect. Open fire with brick surround. Carpeted. Radiator. Telephone point.

Dining Room 12'9" x 12'9" (3.91m x 3.91m)



Upvc window to front and side aspect. Carpeted. Radiator.

Kitchen Diner 17'1" x 16'0" (5.23m x 4.90m)



Two Upvc windows to side aspect. Base and wall units with worksurface over. Integrated double oven with gas hob and extractor fan over. Integrated fridge and dishwasher. Pull out larder. Sink with drainer and tap over. Centre island. Partially tiled walls. Laminate flooring. Radiator. Spot lighting. Telephone point.



Utility Room 2.74m x 2.87m



Upvc window to side and door to side. Base and wall units with work surface over. Stainless steel sink with drainer and tap over. Tiled splashback walls. Laminate flooring. Space and plumbing for washing machine. Integrated freezer.

Downstairs Cloakroom



Upvc window to side aspect. Toilet. Wash hand basin. Wood effect flooring.

Galleried Landing



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

Bedroom One 4.32m x 5.92m



Upvc windows to side elevations. Carpeted. Radiator. Fitted dressing table side cabinets. Telephone point.

En-Suite



Upvc window to side elevation. Corner shower cubicle. Wash hand basin. Toilet. Heated towel rail. Extractor fan.

Bedroom Four 12'9" x 9'8" (3.91m x 2.97m)



Upvc window to front elevation. Carpeted. Radiator.

Bedroom Two 3.91m x 4.78m



Upvc window to front and side elevation. Carpeted. Radiator. Fitted wardrobes.

Bedroom Three 3.91m x 2.97m



Upvc window to rear elevation. Carpeted. Radiator.

Family Bathroom



Upvc window to rear elevation. Bath. Wash hand basin. Toilet. Partially tiled walls. Heated towel rail. Laminate flooring.

Double Garage

Electric up and over doors. Power and lighting. Water softener.

Front Garden



Wrap around plot to the front with a large driveway accessible from Hawthorne bank leading a double garage. From The Parkway side you have a path leading to the front door and side gate, with a lawn area offering a bit of colour to add to the kerb appeal of this lovely home.

Rear Garden



To the rear you will find a patio area, lawn area wrapping around the property, shrubs and bushes along with the rear garden completely enclosed with timber fence panelling.

Property Postcode

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

Verified Material Information

Tenure: Freehold
 Council tax band: E
 Annual charge: No charge.
 Property construction: Brick
 Electricity supply: E.ON
 Solar Panels: No
 Other electricity sources: No
 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, Indoor - EE, Three, O2 and Vodafone are all Limited over Voice and Data.

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

Parking: Driveway and Double Garage

Building safety issues: None

Restrictions: None

Public right of way: None

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: C

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.

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.

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

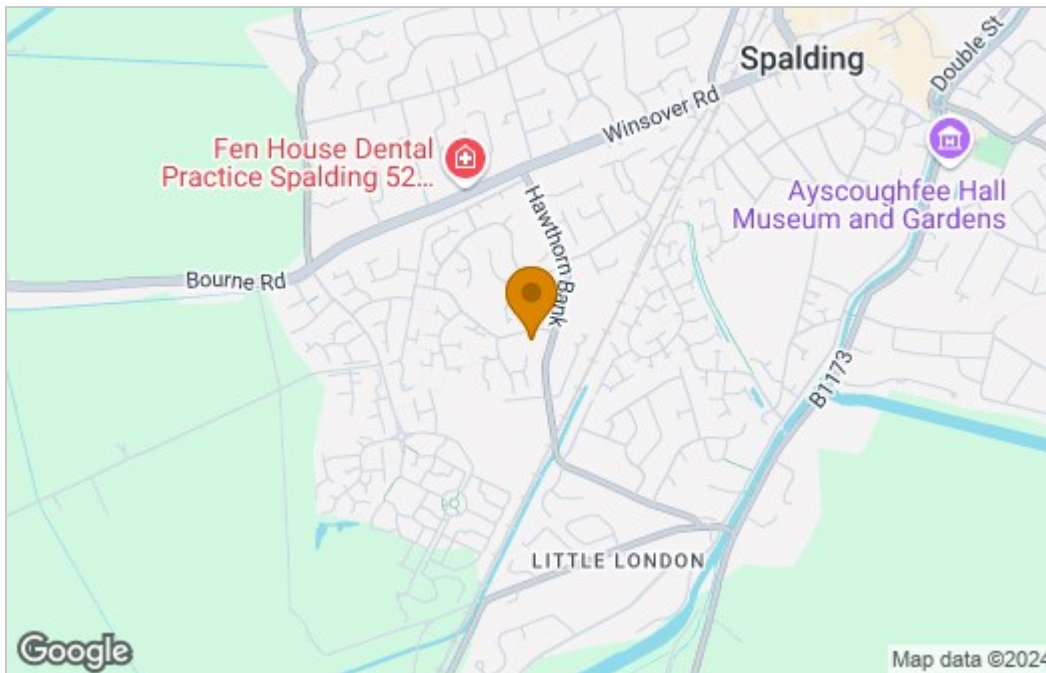
Money Laundering Policy.

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.

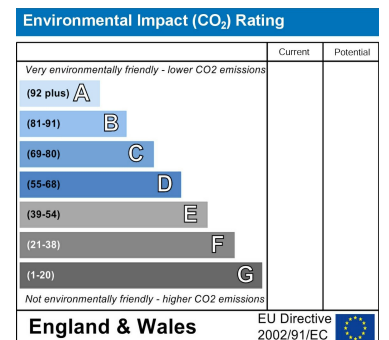
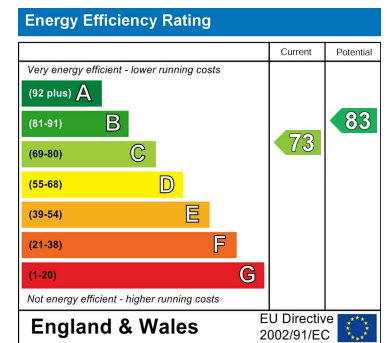
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a 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 the authority to make or give any representation or warranty in respect of the property.

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

