



South Drove, Spalding Common, PE11 3AY

£340,000

****Spacious Extended 3-Bedroom Home on the Edge of Spalding****

Looking for plenty of space both inside and out? Need that perfect detached double garage and off-road parking? This could be the one for you. Situated on the outskirts of Spalding, this charming 3-bedroom extended home has had just one owner and is now ready for its next.

Don't miss out—book your viewing today!

Entrance Hall



Entrance door to front aspect. Stairs to first floor landing. Understairs storage cupboard. Radiator. Laminate flooring.

Lounge 12'10" x 17'0" (3.92 x 5.19)



Upvc bay window to front aspect. Wall lighting. Brick fire surround with hearth and mantle. Radiator. Carpeted. Ceiling fan and light. Dado rail.

Dining Room 12'8" x 13'0" (3.87 x 3.98)



Upvc door with glazed side panels opening into the rear garden. Carpeted. Radiator.

Kitchen Diner 16'11" x 11'10" (5.18 x 3.62)



Two Upvc windows to rear aspect. Base and wall units with work surface over. Fitted AEG dishwasher. Space for Rangemaster Range style cooker with extractor fan over. Single drainer with mixer tap over. Laminate flooring. Radiator.



Utility Room 7'0" x 8'7" (2.14 x 2.62)



Upvc window to front aspect. Stable door to the side aspect. Base units with work surface over. Stainless steel sink with drainer and taps over. Wall mounted boiler. Space for washing machine and tumble dryer.

Cloakroom



Upvc window to side aspect. Toilet. Wash hand basin. Radiator. Loft access.

Bedroom Two 10'3" x 10'0" (3.13 x 3.05)



Upvc window to rear elevation. Carpeted. Radiator. Ceiling fan and light.

Landing



Loft access.

Bedroom Three 10'2" x 10'0" (3.12 x 3.05)



Upvc window to rear elevation. Carpeted. Radiator. Ceiling fan and light.

Bedroom One 13'1" x 11'11" (4.01 x 3.64)



Upvc window to front elevation. Radiator. Carpeted. Dado rail. Ceiling fan and light.

Bathroom 8'7" x 7'11" (2.64 x 2.43)



Upvc window to front elevation. Tiled flooring. Toilet. Wash hand basin set in vanity unit. Corner

bath. Shower cubicle with shower over. Extractor fan.

Double Garage 21'9" x 18'5" (6.64 x 5.62)

Double Garage - 2 Single up and over doors, power and lighting. The double garage has had a section of the garage converted to create two further rooms.

Office -

Utility / Storage Room -

Front Garden



A generously sized gravelled driveway offers plenty of off-road parking. One side features well-maintained hedging, while the other is bordered by decorative half-height fencing. There is gated access to the rear garden.

Rear Garden



The fully enclosed rear garden is primarily laid to lawn, with a paved area perfect for seating and entertaining. A personnel door provides access to the double garage, and the garden includes two sheds. Outdoor lighting is also installed.



Property Postcode

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

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: No
 Property construction: Brick
 Electricity supply: E.on
 Solar Panels: No
 Other electricity sources: No
 Water supply: Anglian Water
 Sewerage: Septic Tank
 Heating: Gas Central Heating
 Heating features: None
 Broadband: As stated by Ofcom, Standard and Superfast is available.
 Mobile coverage: As stated by Ofcom, Indoor - EE is Limited over Voice and None over Data. Three, O2 and Vodafone is None over Voice and Data.
 Mobile coverage: As stated by Ofcom, Outdoor - EE, Three, O2 and Vodafone is Likely over Voice and Data.

Parking: Driveway and Double Garage
 Building safety issues: No
 Restrictions: No
 Public right of way: No
 Flood risk: Rivers and the Sea - Medium. Surface Water - 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.

Ark Property Centre

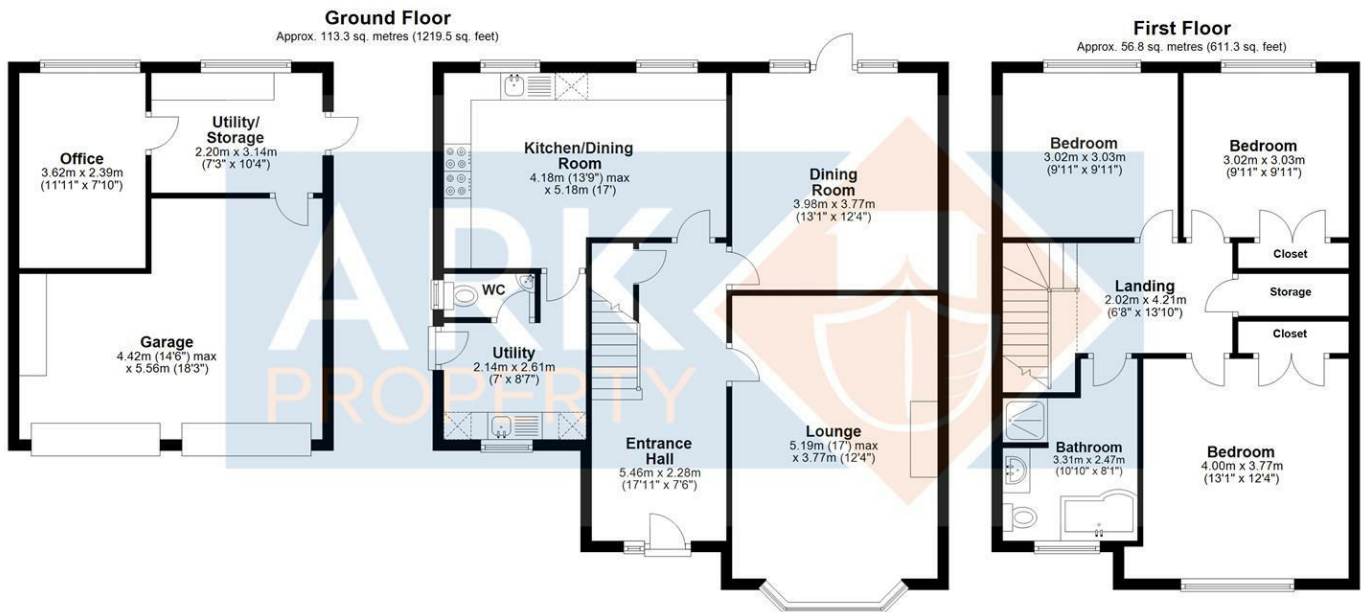
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

Disclaimer

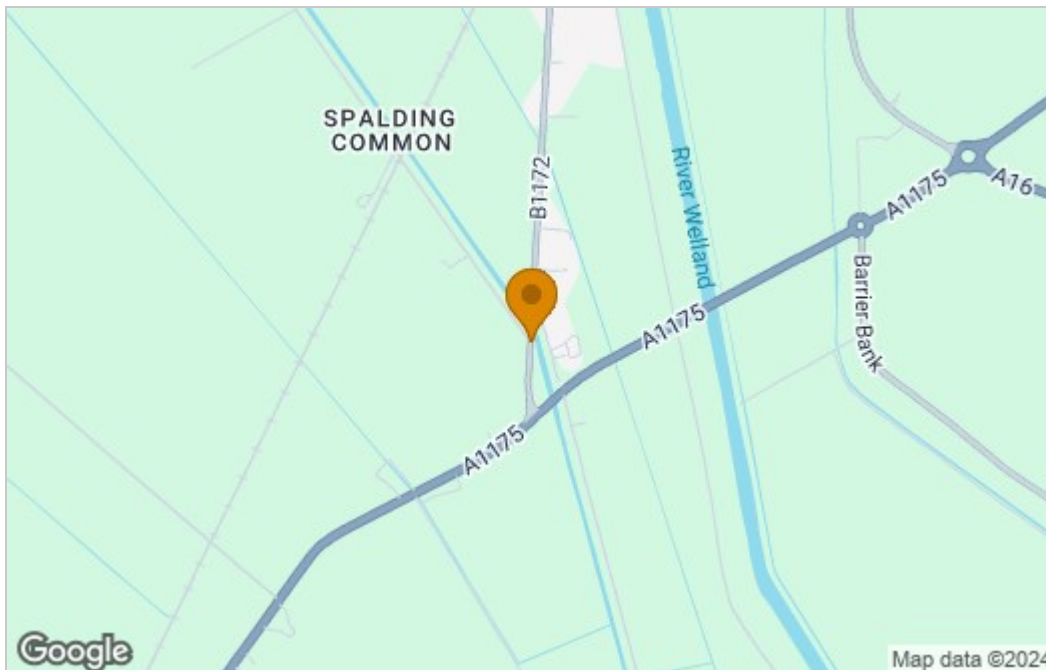
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to 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

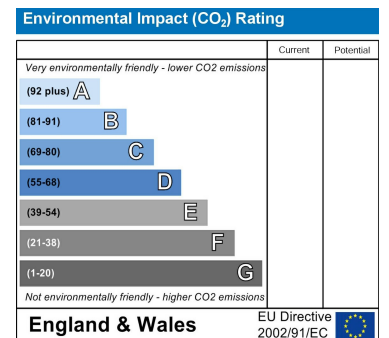
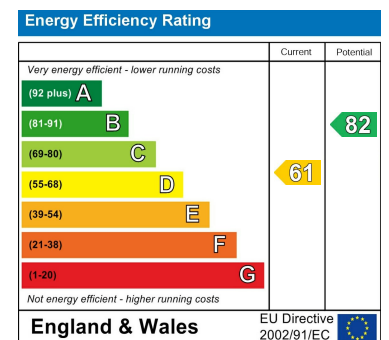


Total area: approx. 170.1 sq. metres (1830.8 sq. feet)

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>

