



## 45 Town Drove, Spalding, PE11 4PU

**£385,000**

- Double Garage
- Great sized rear garden
- Large frontage providing off road parking for multiple vehicles
- Four good sized bedrooms
- En-Suite to main bedroom
- Kitchen diner with separate dining room
- Spacious throughout
- Village location

Desirable Allison Homes Property – A Must See!

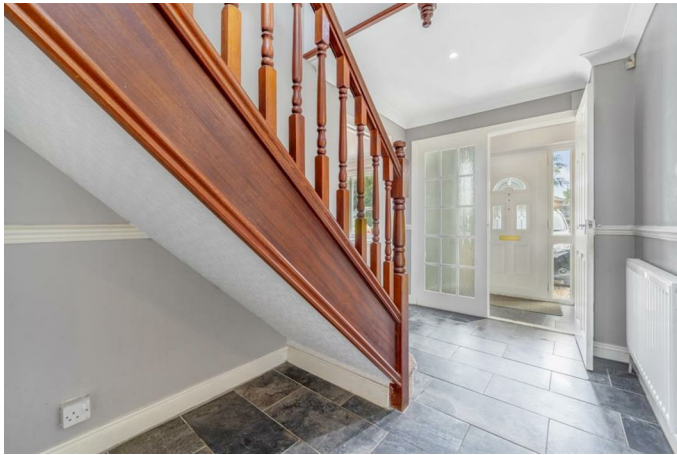
You can always count on an Allison Homes property for quality, and this one is no exception. With generously sized rooms and a great flow throughout, these models are always in demand. The standout feature of this home is the impressive plot it sits on—offering ample off-road parking at the front and a spacious, blank canvas garden at the rear.

The beauty of this model is the untapped potential it still holds. Come and see it for yourself—book a viewing today!

#### Entrance Porch

Upvc door with glazed side panels to either side. Tiled flooring. Door to entrance hallway.

#### Entrance Hallway 12'9" x 6'7" (3.91 x 2.02)



Wooden door with glazed side panel to front aspect. Stairs to first floor landing with understairs storage space. Tiled flooring. Radiator. Dado rail.

#### Dining Room 16'5" x 11'5" (5.02 x 3.48)



Upvc window to front aspect. Tiled flooring. Radiator. Dado rail.

#### Living Room 20'10" x 11'10" (6.36 x 3.63)



Upvc bay window to front aspect. Upvc sliding patio doors to rear aspect. Tiled flooring. Radiator. Dado rail. Open fireplace with surround.

**Kitchen 10'2" x 18'5" (3.11 x 5.62)**



Upvc window to rear aspect. Base and wall units with work surface over. Stainless steel sink with drainer and mixer tap over. Part tiled splashback wall. Fitted oven with electric hob and stainless steel extractor over. Integrated dishwasher. Radiator. Tiled flooring.

**Rear Lobby 5'4" x 6'0" (1.63 x 1.85)**

Upvc door to rear. Door to garage. cupboard. Radiator. Tiled flooring.

**Utility Room 6'3" x 9'2" (1.92 x 2.81)**



Upvc window to rear aspect. Base and wall units with work surface over. Space and plumbing for washing machine and tumble dryer. Sink with mixer tap over. Part tiled splashback wall. Tiled flooring.

**Cloakroom 3'5" x 9'4" (1.06 x 2.86)**



Upvc window to side aspect. Toilet. Wash hand basin. Tiled flooring.

**First Floor Landing**



Loft access. Carpeted. Airing cupboard. Dado rail.

**Bedroom One 12'9" x 11'5" (3.90 x 3.49)**



Upvc window to front elevation. Wood effect flooring. Radiator. Spot lighting.

**En-Suite 5'6" x 6'7" (1.69 x 2.01)**



Upvc window to front elevation. Corner shower cubicle with shower over. Toilet. Wash hand basin. Shaver point. Spot lighting. Tiled flooring. Radiator. Extractor fan.

**Bedroom Two 10'4" x 11'10" (3.15 x 3.63)**



Upvc window to front elevation. Radiator. Carpeted. Dado rail.

**Bedroom Three 9'3" x 8'6" (2.82 x 2.61)**



Upvc window to rear elevation. Carpeted. Radiator. Dado rail.

**Bedroom Four 10'2" x 10'4" (3.12 x 3.16)**



Upvc window to rear elevation. Carpeted. Radiator.

**Bathroom 5'6" x 7'8" (1.69 x 2.36)**



Upvc window to rear elevation. Panelled bath with

shower over and glass shower screen. Toilet. Wash hand basin. Tiled flooring and walls. Spotlighting. Extractor fan.

### Front Garden



A spacious gravel driveway offers ample off-road parking and easy access to the double garage. The front garden features a well-maintained lawn surrounded by mature shrubs and trees, with gated side access leading to the rear garden.

### Double Garage 16'10" x 16'2" (5.14 x 4.93 )

Two up and over garage doors to the front aspect. Loft access. Boiler.

### Rear Garden



The rear garden is fully enclosed with timber fencing, primarily laid to lawn with a gravel section. A decking area at the back provides an ideal space for seating and entertaining.

### Property Postcode

For location purposes the postcode of this property is: PE11 4PU

### 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: E - SHDC

Annual charge: No charge

Property construction: Brick

Electricity supply: Octopus

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 and Superfast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE, Three and Vodafone is Limited over Voice and Data. O2 is Likely over Voice but Limited over 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: No

Restrictions: No

Public right of way: No

Flood risk: Surface Water and the Rivers and the 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**

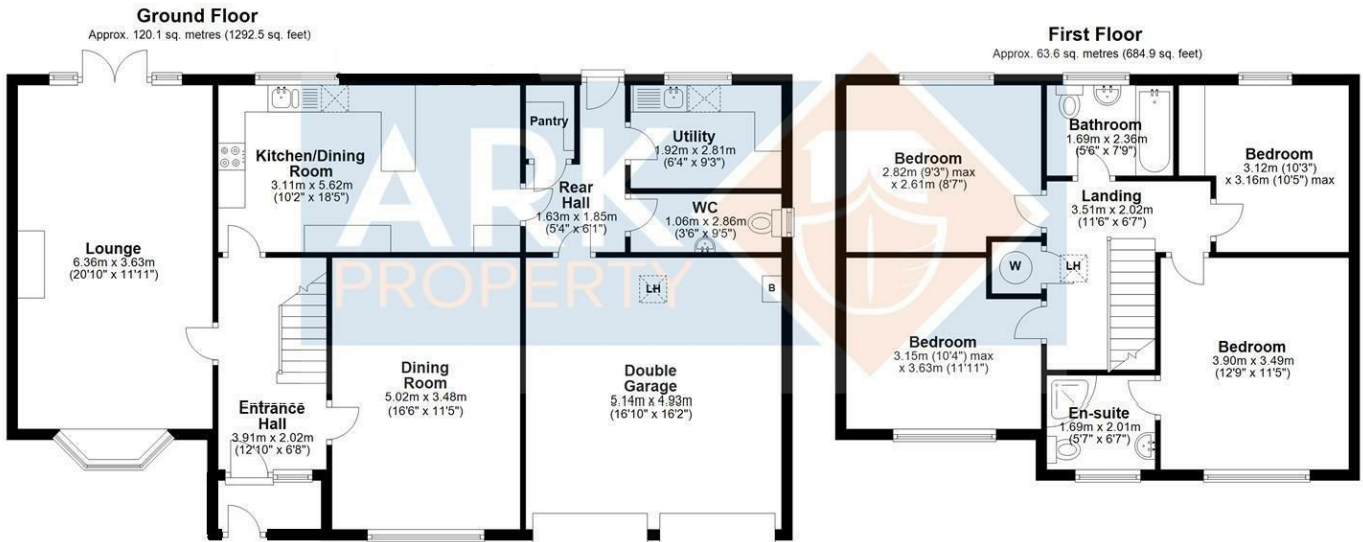
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

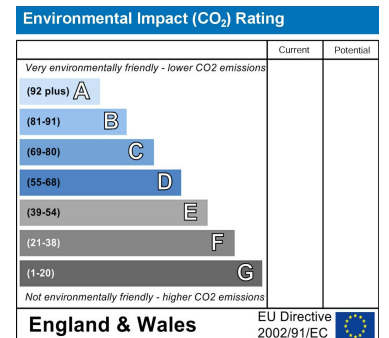
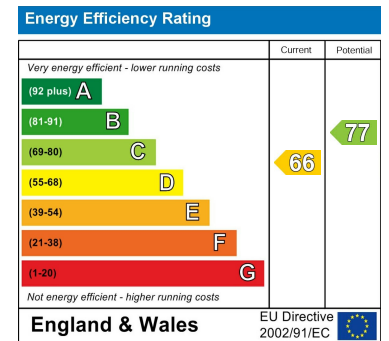


Total area: approx. 183.7 sq. metres (1977.4 sq. feet)

## Area Map



## Energy Efficiency Graph



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