



## **3 Ludlow Gardens, Spalding, PE11 4QH**

**Guide Price £390,000**

- Photogenic Property
- Cul-de-sac location
- Well pro-portioned rooms
- Extended to the side creating two further rooms
- Well presented throughout
- Lovely well established rear garden
- Double Garage
- A MUST VIEW !



**A Truly Special Home - Must View!**

This one is a little special—one of those homes that gives you a good feeling the moment you step inside. With generously sized rooms and a fantastic flow throughout, it has the added bonus of a side extension, creating two extra reception rooms. If the spacious interior isn't enough, the double garage and established rear garden are sure to impress.

This lovely home is a must-see. Book your viewing today and experience it for yourself!

**Entrance Hallway 18'8" x 6'4" (5.70 x 1.95)**



Upvc door with glazed side panels to the front aspect. Matt built into wood effect flooring. Radiator. Stairs to first floor landing.

**Cloakroom 6'2" x 6'10" (1.88 x 2.10)**



Toilet. Wash hand basin set into vanity unit with draw beneath. Part tiled splashback wall. Wall mounted mirror. Radiator. Extractor fan. Wood effect flooring.

**Dining Room 13'5" x 10'9" (4.09 x 3.30)**



Upvc sliding doors to rear. Carpeted. Radiator.

**Living Room 17'6" x 13'1" (5.34 x 4.00)**



Upvc bay window to front aspect. Carpeted. Radiator. Open fire with brick surround and wooden beam above.

**Family Room 22'6" x 8'3" (6.88 x 2.52)**



Upvc window to rear aspect. Radiators. Wood effect flooring.

**Study 10'11" x 8'2" (3.35 x 2.51)**



French doors to front aspect. Radiator. Carpeted.

**Kitchen Diner 9'10" x 18'2" (3.02 x 5.55)**



Two Upvc windows to rear aspect. Base and wall

units with work surface over. Fitted eye level oven. Gas hob with extractor over. Part tiled splashback walls. Wine rack. Ceramic sink drainer with mixer tap over. Space and plumbing for dishwasher. Breakfast bar. Spot lighting. Radiator.



**Utility Room 9'7" x 8'7" (2.93 x 2.63)**



Upvc window to side aspect. Upvc door to rear aspect. Base and wall units with worksurface over. Stainless steel sink with drainer and mixer tap over. Space and plumbing for washing machine. Space for tumble dryer. Space for American style fridge freezer. Tiled flooring. Door to garage.

**First Floor Landing 6'2" x 11'9" (1.89 x 3.59)**

Upvc window to side elevation. Carpeted. Loft access. Airing cupboard.



**Bedroom One 15'4" x 13'1" (4.68 x 4.00)**



Upvc window to front elevation. Carpeted. Radiator.

**En-Suite 9'4" x 6'7" (2.87 x 2.02)**



Upvc window to front elevation. Corner shower with rainwater head over. Toilet. Wash hand basin with vanity unit under. Fully tiled floors and walls. Heated towel rail. Extractor fan.

**Bedroom Two 13'5" x 10'9" (4.10 x 3.30)**



Upvc window to rear elevation. Triple wardrobe with dressing table built in. Carpeted. Radiator.

**Bedroom Three 12'3" x 8'10" (3.75 x 2.70)**



Upvc window to front elevation. Built in wardrobe. Radiator.

**Bedroom Four 9'10" x 9'9" (3.02 x 2.99)**



Upvc window to rear elevation. Radiator. Carpeted.

**Bathroom 9'10" x 7'3" (3.01 x 2.23)**

Upvc window to side elevation. Toilet. Wash hand basin set in vanity unit. Panelled bath with hand held shower attachments. Tiled walls. Extractor fan. Radiator. Wood effect flooring.

**Double Garage**

Both measuring 5.04m x 2.70m. Two sectional electric single doors to the front aspect. Power and lighting. Boiler.

**Front Garden**

The property features a well-maintained frontage, complete with gravel areas and decorative shrubs. A block paved driveway offers off road parking and access to the double garage.

**Rear Garden**

The rear garden is enclosed and primarily consists of a lawn. There is a patio area suitable for seating and entertaining, along with two separate decking areas. The garden features mature trees, bushes, and plants. Additionally, it includes an outside water tap and two sheds.

**Property Postcode**

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

**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

Annual charge: No charge

Property construction: Brick

Electricity supply: Ovo Energy

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains Drainage

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 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: No

Restrictions: No

Public right of way: No

Flood risk: Surface Water - Medium. Rivers and the 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: C

**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.

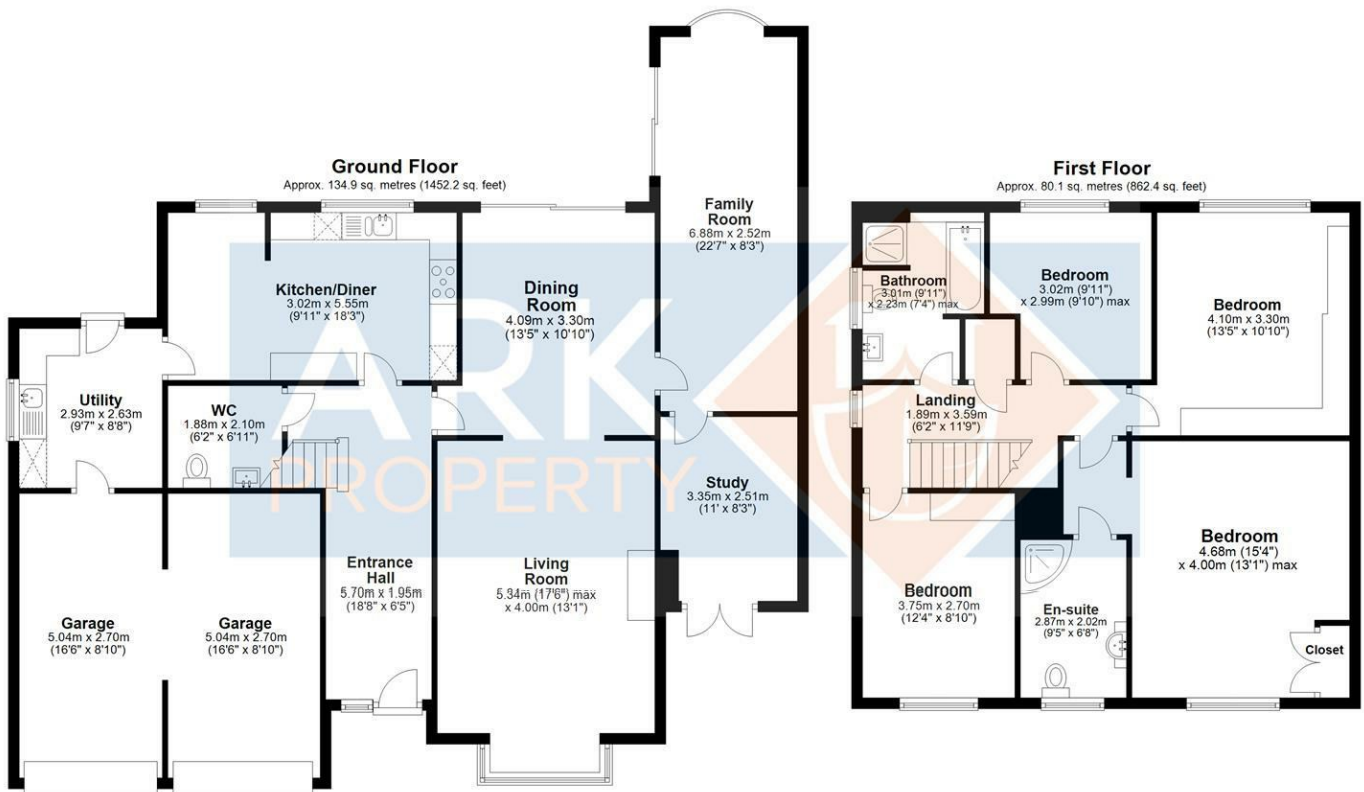
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

### **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

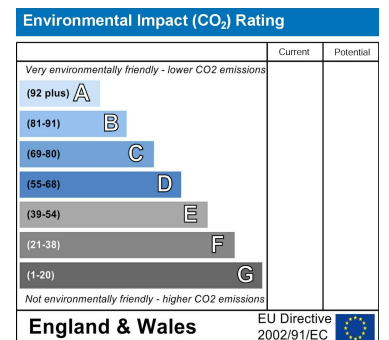
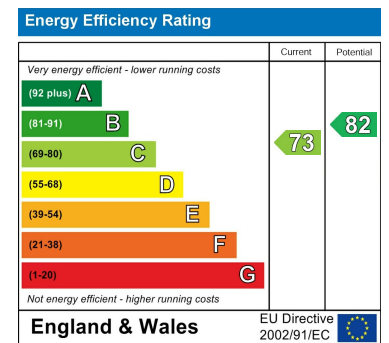


Total area: approx. 215.0 sq. metres (2314.6 sq. feet)

Area Map



Energy Efficiency Graph



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