



18 Shire Avenue, Spalding, PE11 3FN

Guide Price £318,500

- Four Double Bedrooms
- Stunning Kitchen Diner with Breakfast Bar
- Popular Estate
- Well Presented Throughout
- Driveway with Garage
- Two Bathrooms
- Cul De Sac Location
- Low Maintenance Rear Garden

Ready to be wowed by the kitchen diner?! This beautifully loved home radiates charm and warmth throughout, and you'll feel it the moment you step inside. If the stunning kitchen doesn't grab your attention, the fantastic flow and spacious bedrooms certainly will. Situated on the sought after Woolram Wygate estate, this four-bedroom home is sure to turn heads. Don't miss out, book your viewing today!

Entrance Hallway 11'1" x 6'3" (3.39 x 1.91)



Entrance door to front aspect with glazed side panels. Stairs to first floor landing.

Living Room 14'10" x 11'9" (4.53 x 3.60)



Upvc window to front aspect. Carpeted. Radiator. Featured fireplace. Double doors to dining room.

Kitchen Dining Room 12'6" x 22'2" (3.83 x 6.77)



Upvc window to rear aspect. Upvc french doors opening to rear aspect. Base units with work

surface over. Composite sink drainer with mixer tap over. Fitted double oven. Integrated dishwasher and fridge freezer. Hob fitted into breakfast bar with extractor over. Wood effect flooring.



Utility Room 6'7" x 5'5" (2.01 x 1.67)



Part glazed door to side aspect. Base and wall units with work surface over. Space and plumbing for washing machine and tumble dryer. Sink with mixer tap over. Extractor fan. Wood effect flooring.

Cloakroom 2'10" x 5'5" (0.88 x 1.67)



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

Landing 18'4" x 7'0" (5.60 x 2.14)



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

Bedroom Two 14'5" x 9'0" (4.40 x 2.75)



Upvc window to front elevation. Carpeted. Radiator. Built in wardrobes with mirror sliding doors.

Bedroom One 13'8" x 11'1" (4.19 x 3.38)



Upvc window to front elevation. Radiator. Carpeted.

Bedroom Three 10'8" x 10'5" (3.27 x 3.20)



Upvc window to rear elevation. Carpeted. Radiator.

En-Suite 3'4" x 9'1" (1.04 x 2.78)



Upvc window to side elevation. Toilet. Wash hand basin set in vanity unit. Shaver point. Wood effect flooring. Shower cubicle with shower extension and rain water shower over. Extractor fan.

Bedroom Four 10'5" x 8'11" (3.20 x 2.74)



Upvc window to rear elevation. Carpeted. Radiator.

Bathroom 6'9" x 8'5" (2.07 x 2.58)

Upvc window to rear elevation. Wash hand basin. Toilet. Shaver point. Part tiled splashback wall. Panelled bath with shower over and glass shower screen. Wood effect flooring.

Garage 17'0" x 8'6" (5.20 x 2.60)

Power and lighting. Up and over garage door to the front.

Front Garden

The front garden is well maintained, featuring a lawn and a mature tree. A gravel driveway offers off road parking and leads to the single garage. There is gated side access to the rear garden.

Rear Garden

The rear garden is fully enclosed, primarily laid to lawn and complemented by mature shrubs. A paved area provides an ideal space for seating and entertaining.

Property Postcode

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

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 charge

Property construction: Brick

Electricity supply: Anglian Water

Solar Panels: Yes, the solar panels are owned outright. The vendors get a cheque every quarter once there electricity bill is deducted from what the panels generate.

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, Indoor - EE, Three and Vodafone is Limited over Voice and Data. O2 is Limited over Voice and None over Data.

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

Parking: Driveway and Single Garage

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface Water - Low. 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: B

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.

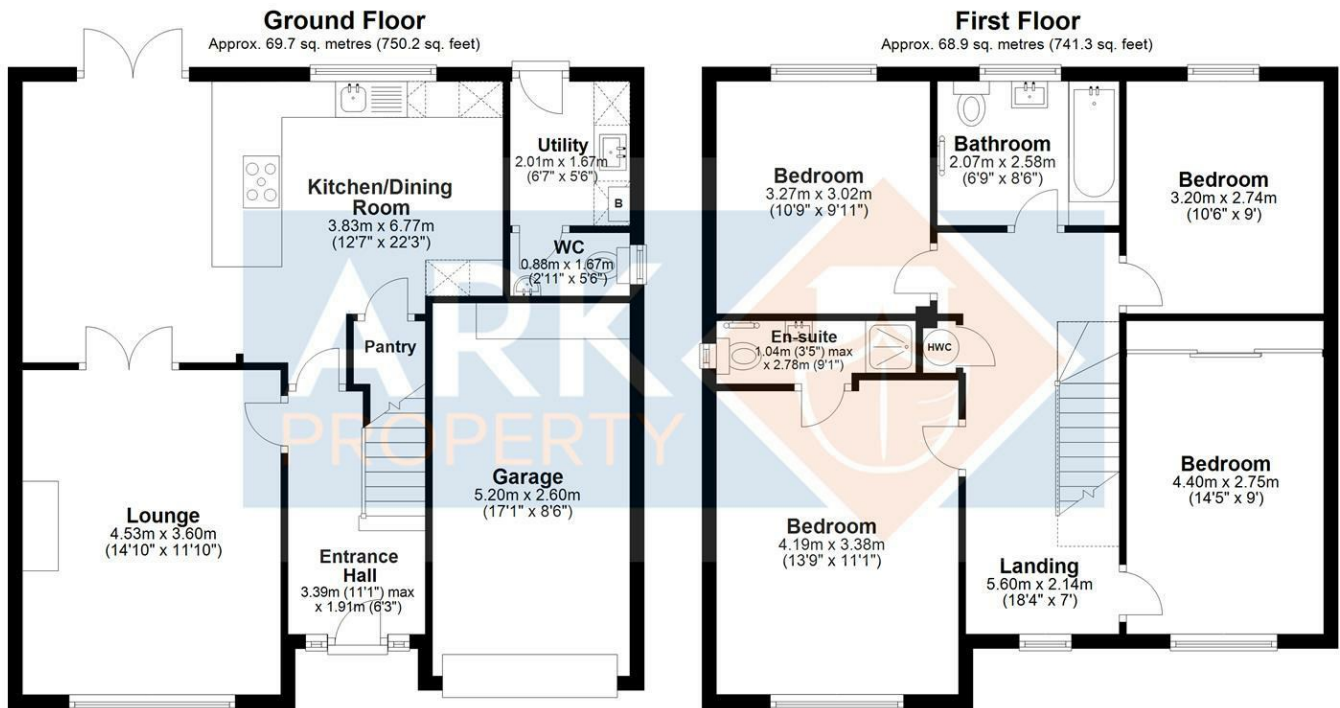
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

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.

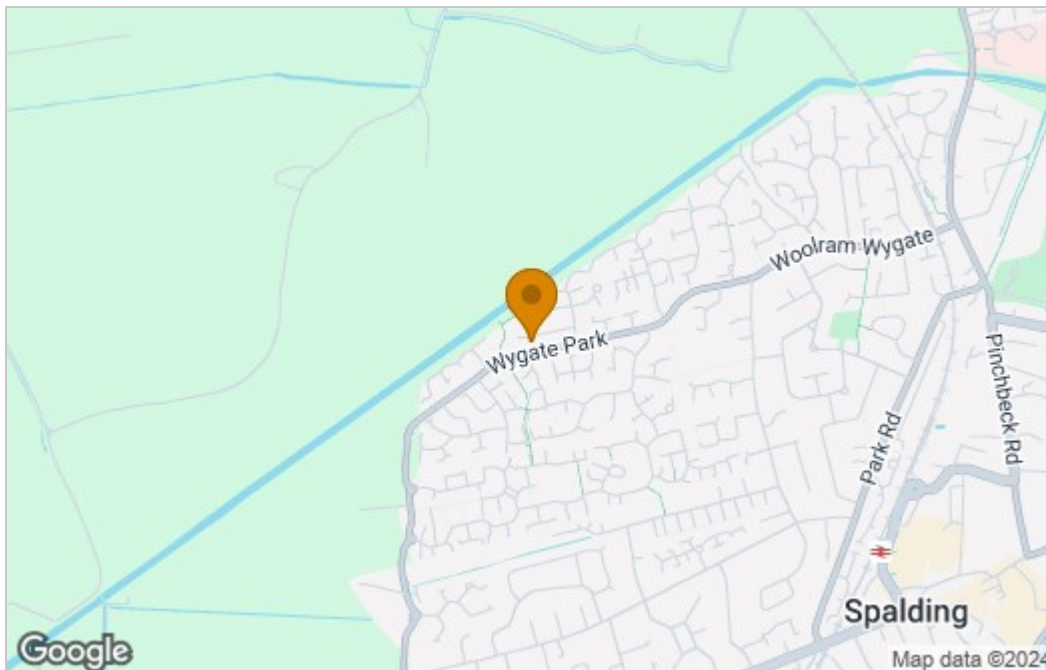


Floor Plan

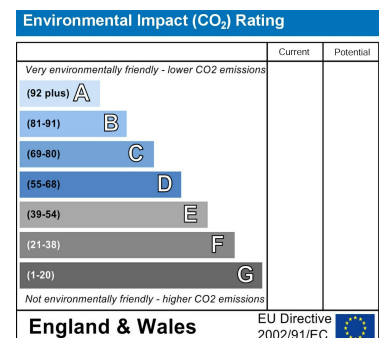
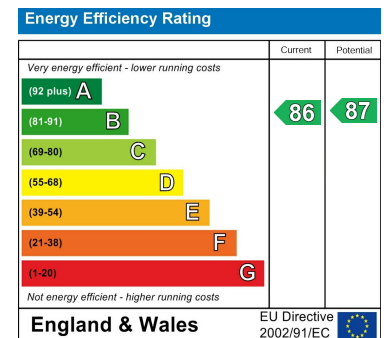


Total area: approx. 138.6 sq. metres (1491.5 sq. feet)

Area Map



Energy Efficiency Graph



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