



## 9 Derwent Way, Spalding, PE11 3WX

**£235,000**

- Modern three-bedroom link detached home
- Well-maintained by the current owner - Move-in ready condition
- Spacious living area for comfortable living
- Bedroom one with ensuite
- Convenient downstairs WC
- Practical utility room for extra storage and convenience
- Single garage providing secure parking or storage
- Small, manageable garden for low-maintenance outdoor living
- EPC - C
- Council Tax Band - C

This well-maintained, modern three-bedroom link detached home offers a practical and comfortable living space, ideal for families or professionals. The property features a spacious living area, an ensuite to the master bedroom, a utility room, and a convenient downstairs WC. Outside, you'll find a single garage and a small, easy-to-manage garden, perfect for those seeking low-maintenance outdoor space. Ready to move in, this home combines modern convenience with thoughtful design in a sought-after neighbourhood.

#### **Entrance Hall 5'1" x 6'9" (1.57m x 2.08m)**



Composite glazed entrance door to front, skimmed ceiling, radiator, tiled flooring, stairs to first floor landing. Doors to kitchen diner, lounge and WC.

#### **WC 4'8" x 3'1" (1.44m x 0.96m)**



Skimmed ceiling with extractor fan, radiator, tiled flooring, fitted close coupled toilet with push button flush and pedestal wash hand basin with chrome mixer tap over.

#### **Lounge 9'3" x 15'3" (2.83m x 4.66m)**



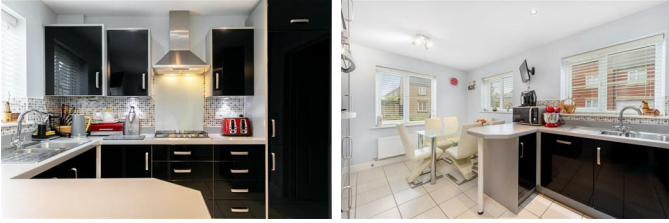
PVCu double glazed windows to front and French doors opening to garden, skimmed ceiling, two radiators, laminate flooring.

#### **Kitchen Diner 15'3" x 9'6" (4.66m x 2.90m)**



PVCu double glazed windows to front and side, skimmed ceiling with spotlighting, tiled flooring, two radiators. Fitted with a matching range of base, eye level and full height units, worktop space and peninsula with matching upstands and tiled splashbacks, 1 1/2 bowl stainless steel sink and drainer with chrome mixer tap over, four ring gas hob with stainless steel extractor hood over, integrated eye level oven and grill, integrated dishwasher, integrated fridge freezer. Door to utility room.



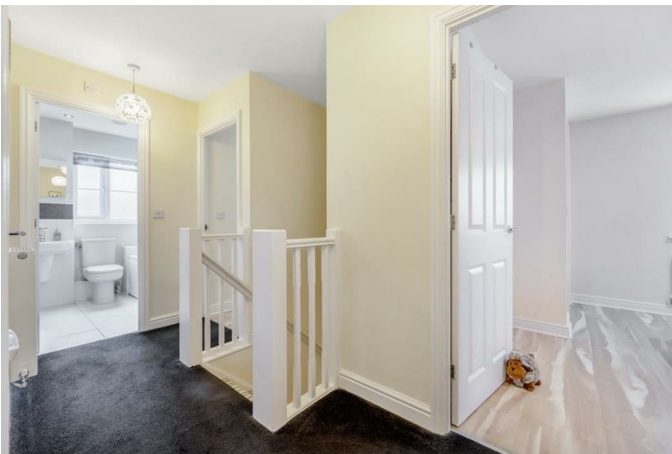


**Utility Room 6'4" x 4'9" (1.94m x 1.47m)**



Skimmed ceiling with recessed spotlights, extractor fan, radiator, tiled flooring. Fitted base and eye level units with worktop space, matching upstand and tiled splashbacks, space and plumbing for washing machine, washing machine included in sale.

**Landing 11'5" x 4'1" (3.50m x 1.27m)**



Skimmed ceiling, radiator, built in airing cupboard with slatted shelving and hot water cylinder. Doors to bedrooms and bathroom.

**Bedroom One 15'3" x 11'3" (4.65m x 3.44m)**



PVCu double glazed window to front, skimmed ceiling, radiator, laminate flooring, built in double wardrobes, door to ensuite.



**Ensuite 6'4" x 4'11" (1.94m x 1.51m)**

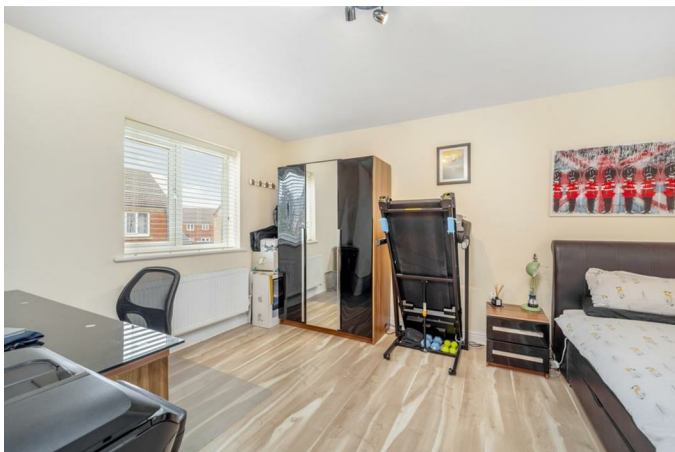


PVCu double glazed window to front, skimmed ceiling with recessed spotlighting and extractor fan,

chrome wall mounted heated towel rail, shaver point, tiled floor and half tiled walls. Fitted with a three piece suite comprising glazed shower cubicle with aquaboard walls and mains thermostatic bar shower, close coupled toilet with push button flush and wall mounted wash hand basin with chrome mixer tap over.



**Bedroom Two 10'2" x 13'0" (3.10m x 3.98m)**



PVCu double glazed windows to side, skimmed ceiling, laminate flooring, radiator.

**Bedroom Three 10'6" x 9'6" (3.21m x 2.90m)**



PVCu double glazed window to front, skimmed ceiling, laminate flooring, radiator, loft access.

**Bathroom 6'11" x 5'9" (2.12m x 1.77m)**



PVCu double glazed window to rear, skimmed ceiling with recessed spotlights and extractor fan, shaver point, tiled flooring, chrome wall mounted heated towel rail. Fitted with a three piece suite comprising double ended bath with chrome mixer tap over and hand held shower attachment, close coupled toilet with push button flush and wall mounted wash hand basin with chrome mixer tap over.





**Garage 17'1" x 9'0" (5.23m x 2.75m)**



## Outside



There is a off road parking available both to the side and rear of the property and a single garage with up and over door, an outside cold water tap can be found to the driveway. Gated access leads to the walled rear garden which is laid to lawn with paving.



## Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

## 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

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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.

### 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.

### Property Postcode

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

### Verified Material Information

Tenure: Freehold  
 Council tax band: C  
 Annual charge: RMG £120 per year approximately  
 Property construction: Brick  
 Electricity supply: Mains  
 Solar Panels: No  
 Other electricity sources: No  
 Water supply: Mains - Anglian Water  
 Sewerage: Mains  
 Heating: Mains gas central heating  
 Broadband: As stated by Ofcom,  
 Broadband type Highest available download speed  
 Highest available upload speed Availability  
 Standard 4 Mbps 0.6 Mbps Good  
 Superfast --Not available --Not available Unlikely  
 Ultrafast 10000 Mbps 10000 Mbps  
 Mobile coverage: As stated by Ofcom,  
 Indoor  
 Provider Voice Data  
 EE Limited Limited  
 Three Limited Limited  
 O2 Limited None  
 Vodafone Limited Limited  
 Outdoor  
 Provider Voice Data  
 EE Likely Likely  
 Three Likely Likely  
 O2 Likely Likely

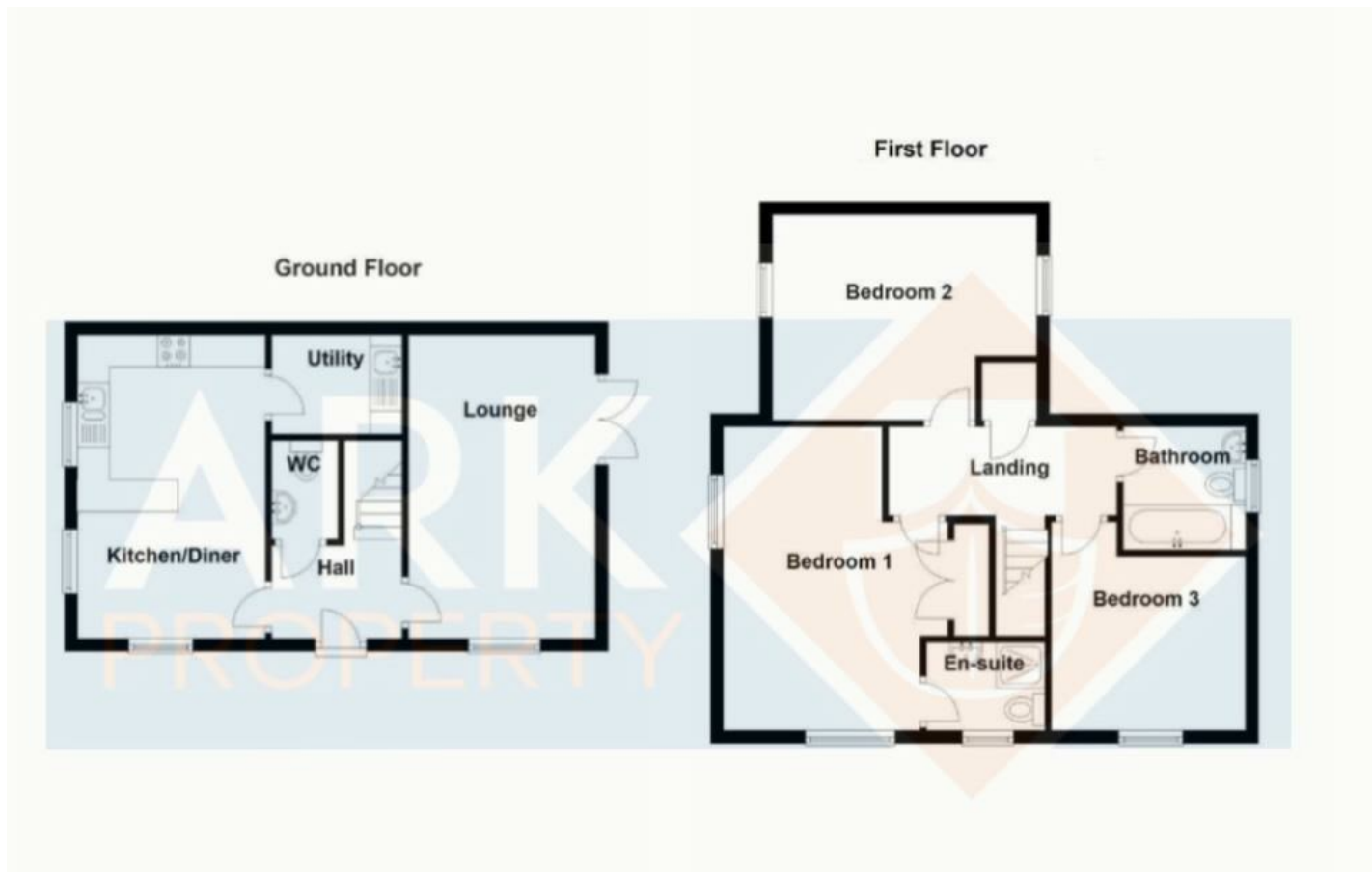
Vodafone Likely Likely  
 Parking: Driveway and Single Garage - Parking for up to three cars  
 Building safety issues: None  
 Restrictions: Not known  
 Public right of way: No  
 Flood risk: Zone three - Environment Agency  
 Coastal erosion risk: None  
 Japanese Knotweed: No  
 Planning permission: No  
 Accessibility and adaptations: No  
 Coalfield or mining area: No  
 Energy Performance rating: C

### Viewing Arrangements

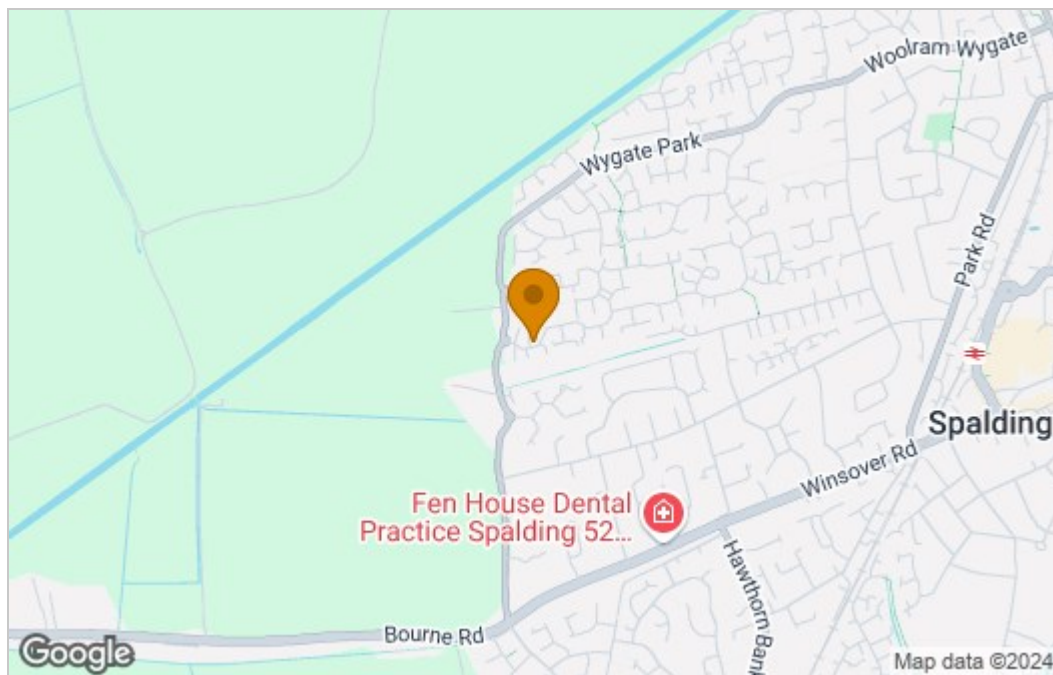
Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.



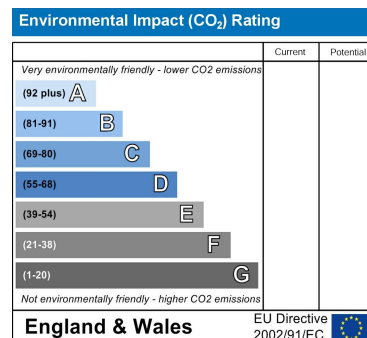
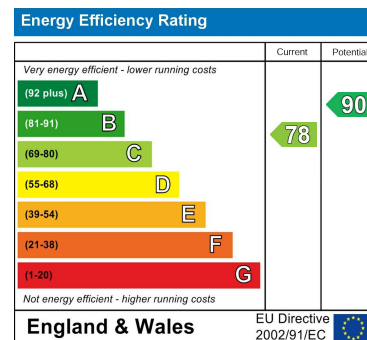
## Floor Plan



## Area Map



## Energy Efficiency Graph



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