

## 4 Helmsley Way, Spalding, PE12 6BG

**£335,000**

- Generously proportioned Three Bedroom Detached House
- Popular Location
- Presented In Very Good Condition
- Ensuite to Bedroom One
- Two Further Double Bedrooms
- Three Reception Rooms
- Downstairs WC And Utility
- Oversize Garage
- Council Tax Band: D
- EPC:

This beautifully presented and generously proportioned three-bedroom home offers practical living in a sought-after location. The property benefits from a well-appointed ensuite in the main bedroom, a convenient utility room, and a ground-floor WC. Finished to a high standard throughout and featuring a large oversized garage, it's move-in ready and perfect for families. Available with no onward chain, this is a fantastic opportunity to secure a spacious and functional home without the hassle of delays. Don't miss out!

### Entrance Hall



PVCu double glazed door to front with matching glazed side panels, coving to textured ceiling, Karndean flooring, radiator, stairs to first floor landing. Doors to kitchen and Lounge.



### Lounge 13'6" x 15'3" (4.14m x 4.67m)



PVCu double glazed bay window to front, coving to textured ceiling, marble fireplace with inset electric fire. Opening to dining room.



### Dining Room 14'4" x 11'9" (4.39m x 3.59m)



Double glazed sliding patio doors to rear, coving to skimmed ceiling, radiator.



**Kitchen 14'4" x 12'6" (4.39m x 3.83m)**



**Rear Lobby 7'4" x 10'2" (2.24m x 3.11m)**



PVCu double glazed window to rear, coving to textured ceiling, radiator, Karndean flooring. Fitted with a matching range of base, eye level and display units with roll edge work surfaces and breakfast peninsula, tiled splashbacks, 1 1/2 bowl stainless steel sink and drainer with chrome mixer tap over, four ring gas hob with electric oven and grill under and extractor hood over, integrated dishwasher. Door opening to rear lobby.



PVCu double glazed window and door to rear, coving to textured ceiling, radiator, doors to WC and utility room.

**WC**



PVCu double glazed window to rear, coving to

textured ceiling, tiled flooring, fitted close coupled toilet with push button flush and wash hand basin set in vanity unit with chrome tap over.

**Utility Room 7'0" x 12'7" (2.15m x 3.84m)**



PVCu double glazed window to side, coving to textured ceiling, tiled flooring, radiator. Fitted base and eye level units with roll edge work surface and tiled splashback, stainless steel sink and drainer with chrome mixer tap over, space and plumbing for washing machine and tumble dryer. Floor mounted mains gas central heating boiler. Door opening to garage.

**Landing**



**Bedroom One 14'0" x 14'9" (4.27m x 4.50m)**



PVCu double glazed window to rear, coving to textured ceiling, radiator, built in airing cupboard with hot water cylinder and slatted shelving. Door to ensuite.



**Ensuite 7'4" x 4'3" (2.26m x 1.32m)**



Coving to textured ceiling with recessed ceiling spotlights and extractor fan, vinyl flooring, shaver point. Fitted with a three piece suite comprising shower enclosure with glass sliding door and mains shower over, close coupled toilet with push button flush and ceramic wash hand basin set in vanity unit with built in storage.



**Bedroom Two 14'2" x 12'0" (4.33m x 3.67m)**



PVCu double glazed window to front, coving to textured ceiling, radiator.



**Bedroom Three 10'11" x 12'3" (3.35m x 3.75m)**



PVCu double glazed window to front, coving to textured ceiling, radiator.



**Bathroom 7'8" x 10'0" (2.34m x 3.05m)**



PVCu double glazed window to rear, coving to textured ceiling, vinyl flooring, half height pannelled walls, wall mounted chrome heated towel rail. Fitted with a three piece suite comprising freestanding bath with chrome mixer tap over, close coupled toilet with push button flush and pedestal wash hand basin with chrome mixer tap over.



**Garage 15'8" x 17'9" (4.78m x 5.42m)**



PVCu double glazed windows to side, power and light connected, electric roller shutter door to front.

**To The Front**



There is a lawn area and generous gravel driveway to the front providing off road parking for up to five cars. Side gated access leads to the rear garden.

## Rear Garden



The rear garden is enclosed by timber fence and is laid to lawn with shrub borders, outside lighting, double power socket and cold water tap.



## 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

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 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: PE12 6BG.

## Verified Material Information

Tenure: Freehold

Council tax band: D

Property construction: Brick

Electricity supply: Mains - British Gas

Solar Panels: No

Other electricity sources: No

Water supply: Mains - Anglian Water

Sewerage: Septic Tank

Heating: Mains Gas Central Heating

Broadband: As stated by Ofcom,

Broadband type Highest available download speed

Highest available upload speed Availability

Standard 12 Mbps 1 Mbps Good

Superfast 72 Mbps 18 Mbps Good

Ultrafast 10000 Mbps 10000 Mbps

Mobile coverage: As stated by Ofcom,  
Indoor

Provider Voice Data

EE Limited Limited

Three Limited Limited

O2 Likely Limited

Vodafone Limited Limited

Outdoor

Provider Voice Data

EE Likely Likely

Three Likely Likely

O2 Likely Likely

Vodafone Likely Likely

Parking: Driveway and Double Garage

Building safety issues: None

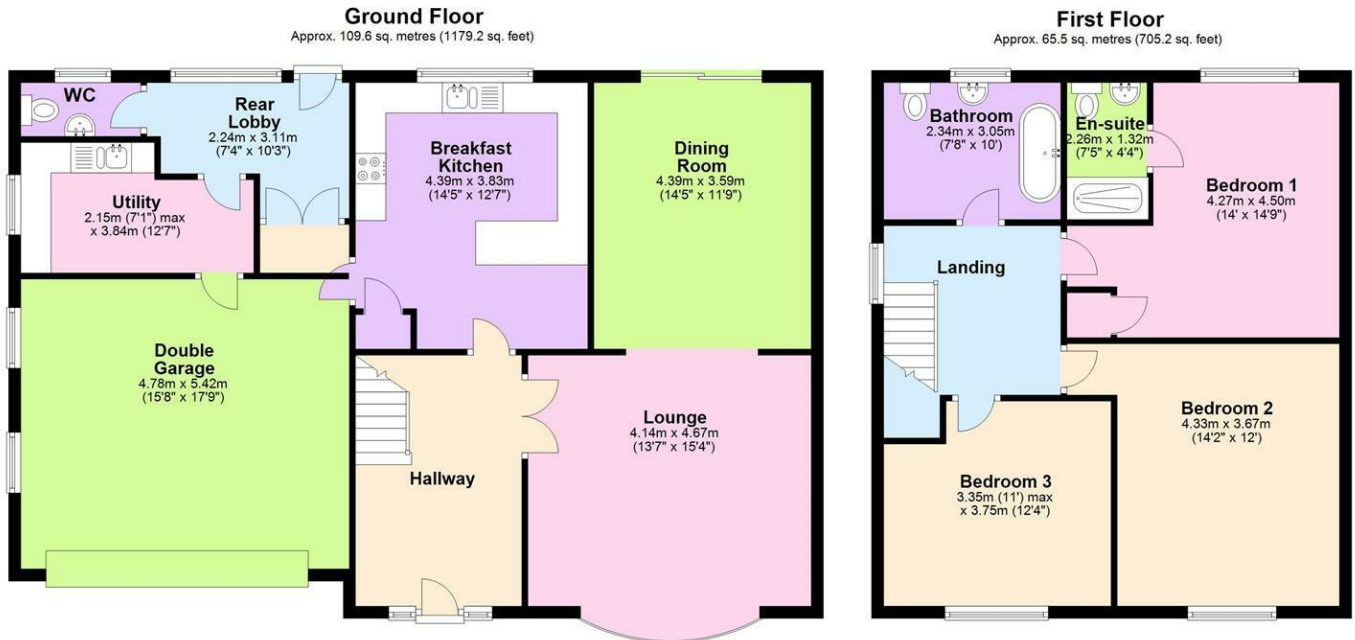
Restrictions: None  
Public right of way: None  
Flood risk: Zone 3 - Environment Agency  
Coastal erosion risk: None  
Japanese Knotweed: No  
Planning permission: No  
Accessibility and adaptations: No  
Coalfield or mining area: No  
Energy Performance rating:

### **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.

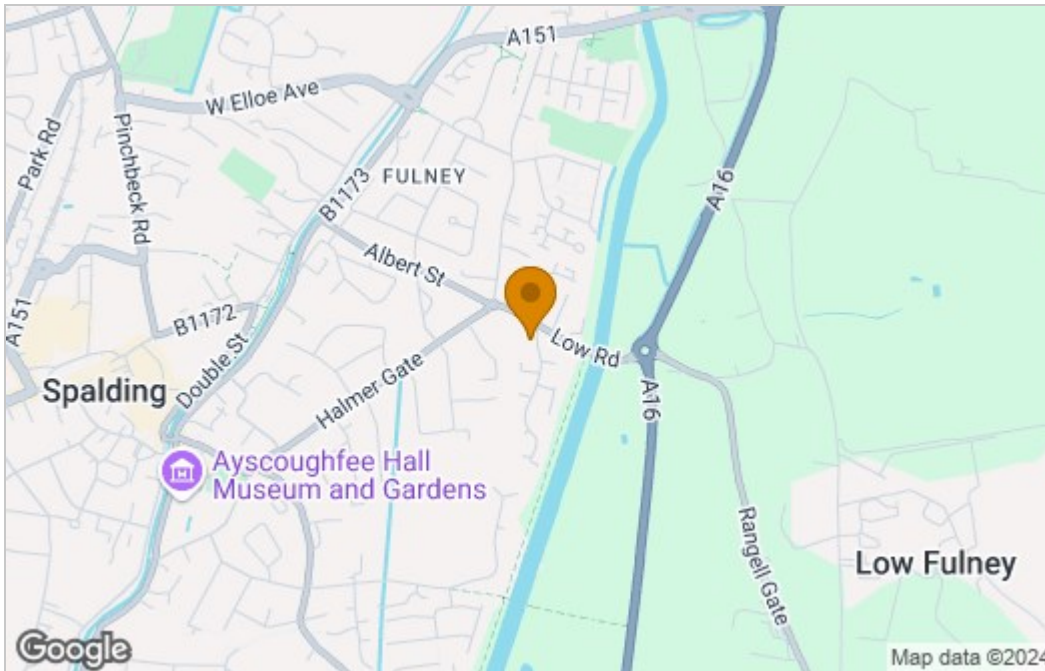


Floor Plan

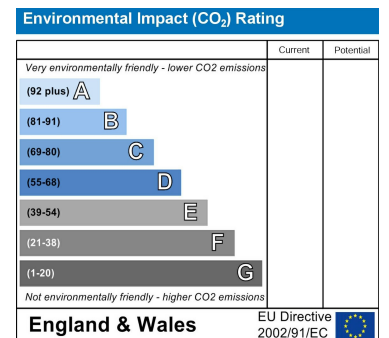
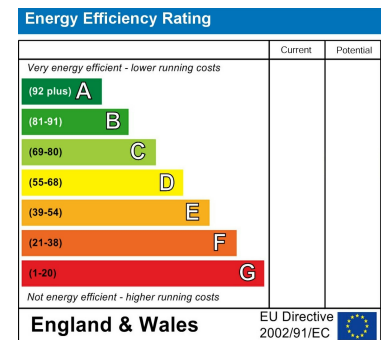


Total area: approx. 175.1 sq. metres (1884.3 sq. feet)

Area Map



Energy Efficiency Graph



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