



1 Rutland Gardens, Spalding, PE11 4HR

£360,000

- Stunning modern kitchen with island
- Located in the heart of Gosberton
- Built by Allison Homes
- Spacious layout
- Four generously sized bedrooms
- Modern finished
- Private garden with two patio areas
- Motivated seller with NO FORWARD CHAIN

Stunning Kitchen to Impress!

Nestled in the heart of the desirable village of Gosberton, this beautiful family home boasts a kitchen that's sure to make all your friends envious. With a well thought out Allison Homes design, the property offers a fantastic flow throughout the ground floor, perfect for modern living and entertaining. Upstairs, you'll find four generously sized bedrooms, providing ample space for the whole family. The motivated vendors are offering this property with no forward chain—don't miss your chance to view this gem, book your appointment today!

Entrance Hallway



Upvc door to front aspect with glazed side panels. Radiator. Wood flooring. Stairs to first floor landing. Understairs storage cupboard. Dado rail.

Living Room 20'6" x 11'11" (6.27 x 3.65)



Upvc window to front and rear aspect. Wood flooring. Radiator. Bt point. Television point. Dado rail. Electric fireplace with surround.

Kitchen 10'7" x 16'11" (3.25 x 5.17)



Upvc window to rear aspect. Base and wall units with work surface over. Integrated electric double oven with electric hob and extractor over. Integrated microwave. Stainless steel double sink built into worktop. Integrated fridge freezer and dishwasher. Island with further storage beneath and breakfast bar area. Cupboard housing boiler. Spot lighting. Tiled flooring. Open plan with the dining room area.

Dining Room 9'11" x 10'0" (3.04 x 3.07)



Upvc bay window to front aspect. Radiator. Spot lighting. Tiled flooring.

Breakfast Area 10'7" x 7'3" (3.25 x 2.23)



Upvc French doors opening to rear garden. Tiled flooring. Storage.

Utility Room 6'4" x 7'4" (1.94 x 2.25)



Upvc window to side aspect. Tiled flooring. Base and wall units with work surface over. Space and plumbing for washing machine and tumble dryer. Space for freestanding fridge freezer.

Shower Room 3'8" x 7'4" (1.13 x 2.25)



Upvc window to side aspect. Shower cubicle with shower over. Toilet. Wash hand basin. Tiled flooring. Heated towel rail. Tiled walls. Extractor fan.

Study 16'1" x 7'8" (4.92 x 2.35)



Conversion from the single garage. Upvc window to front aspect. Carpeted. Door to single garage.

First Floor Landing 14'9" x 6'5" (4.50 x 1.97)



Upvc window to front elevation. Radiator. Dado rail. Loft access.

Bedroom One 10'7" x 12'0" (3.25 x 3.68)



Upvc window to front elevation. Carpeted. Radiator. Television point.

Bedroom Two 9'8" x 12'0" (2.97 x 3.68)



Upvc window to front elevation. Carpeted. Radiator. Television point.

Bedroom Three 9'8" x 10'2" (2.96 x 3.11)



Upvc window to rear elevation. Carpeted. Radiator.

Bedroom Four 10'6" x 10'0" (3.22 x 3.07)



Upvc window to rear elevation. Carpeted. Radiator.

Bathroom 5'5" x 7'2" (1.66 x 2.20)



Upvc window to rear elevation. Fully tiled walls and flooring. Built in Jacuzzi with shower over. Wash hand basin. Extractor fan. Radiator. Shaver point.

Front Garden



This property is positioned on a corner plot with a lawn area bordered by a hedge at the front. A pathway runs along the side, offering gated access to the rear garden. Additionally, a block paved driveway provides off road parking.

Single Garage 16'1" x 8'2" (4.92 x 2.49)

Single up and over door to the front. Power and lighting.

Rear Garden



The property boasts a spacious extended patio, perfect for seating and entertaining, alongside a pond and raised borders. It includes a lawn area and a side pathway leading to a second patio. A large shed is also present, with the garden enclosed by fence panels and surrounded by mature plants and shrubs.

Property Postcode

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

Verified Material Information

Tenure: Freehold
Council tax band: D
Annual charge: No charge
Property construction: Brick
Electricity supply: Scottish Power

Solar Panels: No solar panels

Other electricity sources: Electric heater in living room.

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, O2 and Vodafone is Limited over Voice and Data. Three is none 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 Single Garage

Building safety issues: No

Restrictions: No

Public right of way: No

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

Additional Information

PLEASE NOTE:

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

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

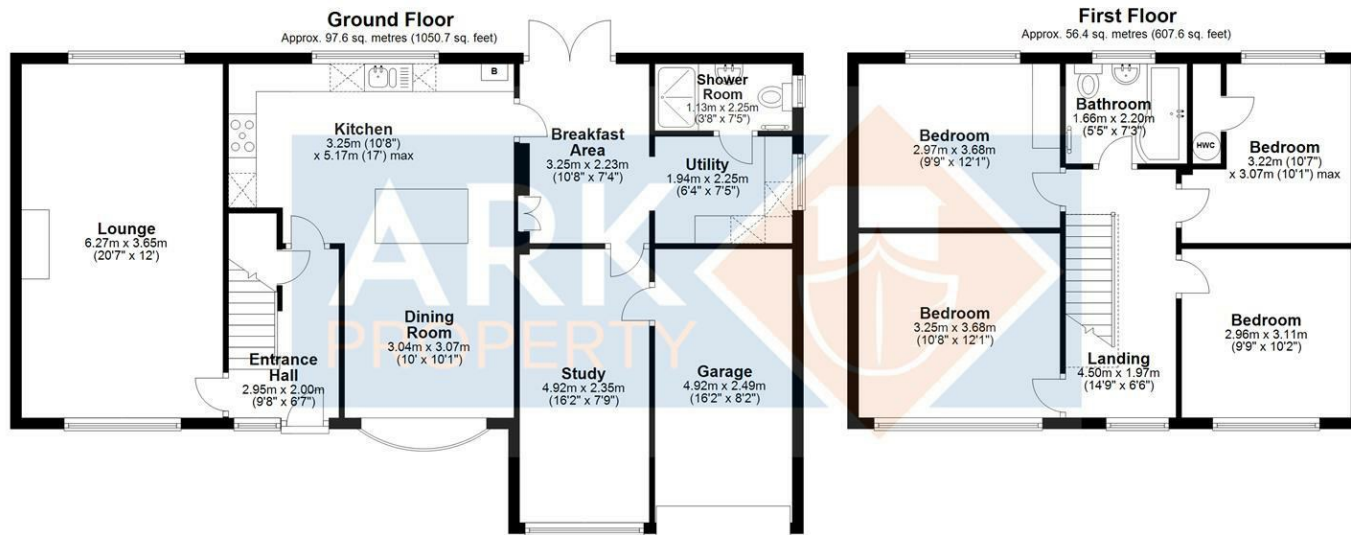
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Floor Plan

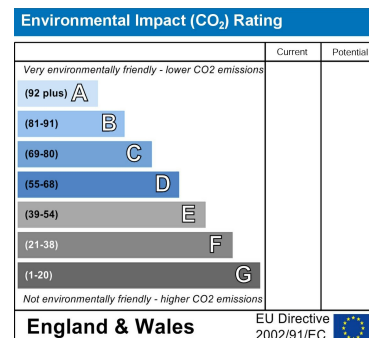
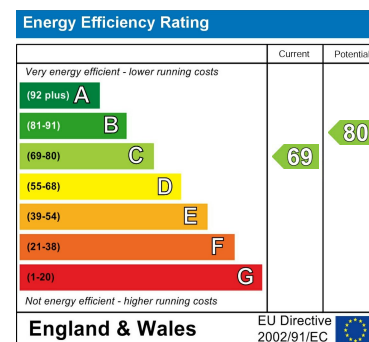


Total area: approx. 154.1 sq. metres (1658.3 sq. feet)

Area Map



Energy Efficiency Graph



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