



## 8 Juniper Crescent, Spalding, PE12 6FD

**£360,000**

- Double garage
- 3 Reception rooms
- 5 Bedrooms
- Immaculate throughout
- South facing garden
- Large bedrooms
- Within easy access of town and Springfields
- Within walking distance of river walks
- Walking distance to schools
- No Chain



Are you looking for a home with space to spare? This stunning property has it in abundance! Boasting 5 bedrooms and 3 spacious reception rooms split over three floors, this home truly has it all. To top it off, enjoy a detached double garage with secure gated access. If that isn't enough to pique your interest, the property is immaculate throughout, ready for you to move in and make it your own.  
No Chain!

**Entrance Hall 13'11" x 6'0" (4.25m x 1.83m)**



UPVC door to front. Radiator. Stairs to first floor. Under stairs storage cupboard. Tiled floor.

**Cloakroom**



WC, Wash hand basin. Tiled splash backs. Radiator. Extractor fan. Tiled floor. Radiator.

**Study 11'9" x 8'1" (3.6m x 2.48m)**



UPVC bay window to front. Radiator. Carpeted.

**Dining Room 10'4" x 10'4"/11'9" (3.15m x 3.17/3.6m)**



UPVC bay window to front. Radiator. Carpeted.

**Lounge 17'9" x 10'4" (5.43m x 3.15m)**



UPVC French door to rear with windows either side. Stone style fireplace with feature fire. Radiator. TV point.

**Kitchen 9'11" x 14'8" (3.03m x 4.48m)**



2 UPVC windows to rear. Fitted kitchen with matching base and wall units. Worktop. Composite 1½ sink with mixer taps. Tiled splash backs. Whirlpool eye level built in oven. Gas hob and extractor over. Space for fridge freezer. Plumbing for dishwasher. Breakfast bar. Tiled floor. Arch leading to:

**Utility Room 5'7" x 5'3" (1.72m x 1.62m)**



UPVC door to side. Stainless steel sink with mixer taps over. Base and eye level units. Worktop. Plumbing for washing machine. Space for tumble drier. Tiled floor.

**First Floor Landing 9'9" x 6'2" (2.99m x 1.89m)**



Airing cupboard. Radiator. Carpeted.

**Bedroom 1 10'6" x 17'1" (3.22m x 5.22m)**



Two UPVC windows to front. Built-in wardrobes. Radiator. Storage cupboard. TV point. Carpeted.

**En-suite 4'7" x 8'4" (1.41m x 2.55m)**



UPVC frosted window to front. WC. Wash hand basin. Shower cubicle with rainwater head and separate shower extension over. Partially tiled walls. Extractor fan. Shaver point. Radiator. Tiled floor.



**Bedroom 4 11'2" x 10'4" (3.42m x 3.16m)**



UPVC window to rear. Radiator. Carpeted.

**Bedroom 5 8'9" x 8'2" (2.68m x 2.50m)**



UPVC window to rear. Radiator. Carpeted.

**Family Bathroom 6'9" x 8'3" (2.08m x 2.54m)**



UPVC window side. WC. Wash hand basin. Partially

tilled. Panelled bath. Radiator. Extractor fan. Shaver point. Carpeted. Spot lights.

**Second Floor Landing 8'7" x 6'0" (2.62m x 1.83m)**



Loft access. Velux window to rear. Carpeted.

**Bedroom 2 16'1" x 10'6" (4.92m x 3.22m)**



UPVC window to front. Radiator. Carpeted.

**Bedroom 3 14'2" x 8'2" (4.32m x 2.50m)**



UPVC window to front. Radiator. Carpeted.

**Shower Room 9'3" x 5'8" (2.83m x 1.74m)**



UPVC window to front. WC. Wash hand basin.

Shower cubicle. Radiator. Partially tiled walls. Extractor fan. Carpeted.

### Outside:



The garden is laid to lawn. Enclosed by timber fencing and walling. Patio area.

### Double Garage 17'0" x 18'7" (5.19m x 5.68m)



Gated access to the rear of the property leads to a double garage with two up and over vehicular doors. Power and light connected. Driveway has off road parking for several vehicles.

### Property Postcode

For location purposes the postcode of this property is: PE12 6FD

### 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  
 Property construction: Brick Built  
 Electricity supply: Octopus  
 Solar Panels: No  
 Other electricity sources: No  
 Water supply: Anglian Water  
 Sewerage: Mains  
 Heating: Gas Central Heating  
 Heating features: No  
 Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.  
 Mobile coverage: As stated by Ofcom, Indoor - EE is Limited over Voice and Data. Three is Limited over Voice and Data. O2 is Likely over Voice and Data. Vodafone is Limited over Voice and Data.  
 Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway and Double Garage

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: No

Coastal erosion risk: No

Japanese Knotweed: No

Planning permission: No

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: C75

### 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.

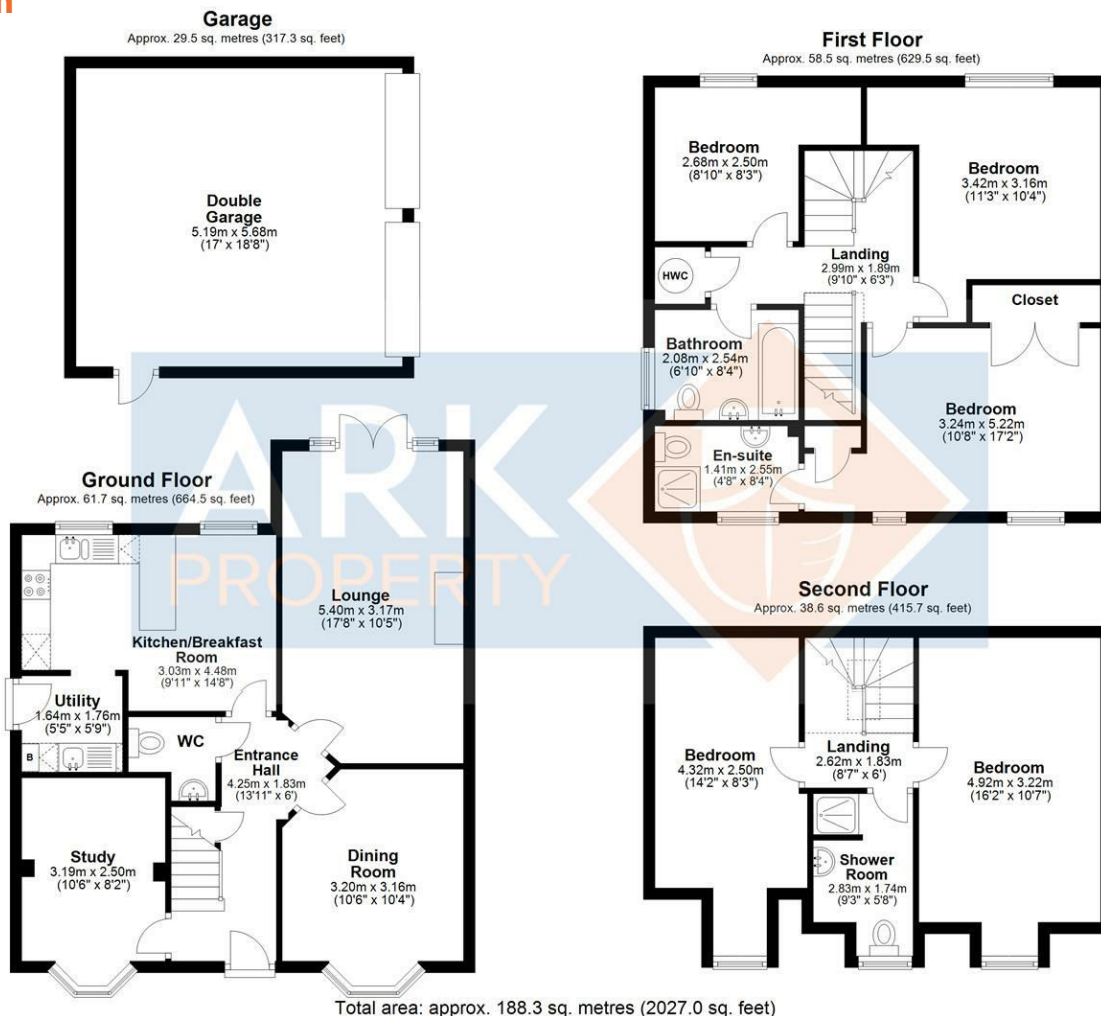
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

### **Disclaimer**

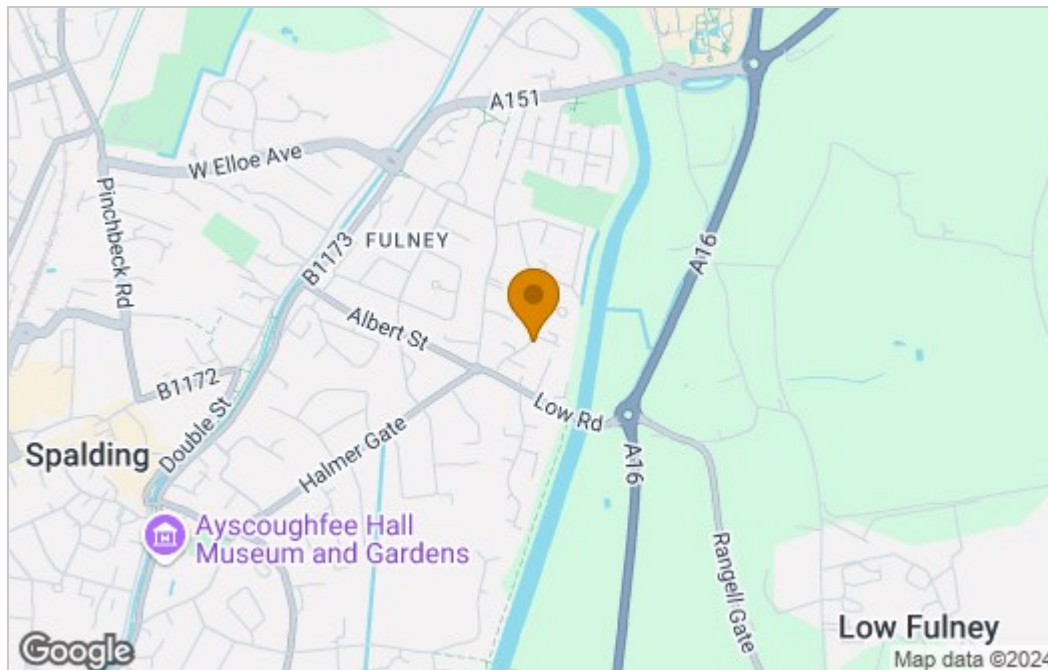
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.



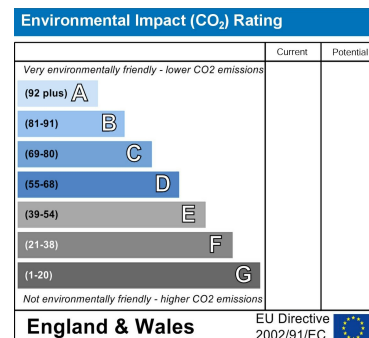
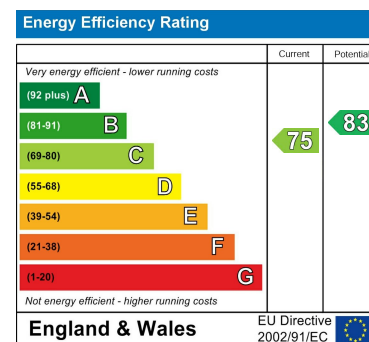
### Floor Plan



### Area Map



### Energy Efficiency Graph



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