



## 7 Percheron Drive, Spalding, PE11 3GH

**£270,000**

- Three-bedroom detached home in pristine condition
- Modern kitchen diner, perfect for family living and entertaining
- Ensuite to the master bedroom for added comfort
- Separate utility room to enhance functionality
- Single garage for secure parking or additional storage
- Immaculately maintained and ready to move straight in
- Council Tax Band: D
- EPC: C

Step into this beautifully maintained three-bedroom detached house, designed for modern living. The home features a stylish kitchen diner, perfect for family meals or entertaining, along with a separate utility room to keep everything tidy. Bedroom one includes an ensuite for added luxury, and a single garage provides secure parking or extra storage. This property is immaculately presented and ready to move into—ideal for those seeking a contemporary and convenient lifestyle.

**Entrance Hall 6'4" x 5'9" (1.95m x 1.77m)**



Composite glazed entrance door. Stairs leading to first floor. Textured ceiling. Radiator. Tiled flooring.

**Lounge 17'3" x 10'0" (5.27m x 3.07m)**



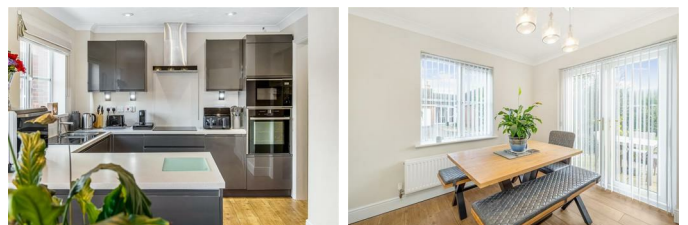
PVC double glazed window to front and bay window to side. 2 Radiators. Marble fireplace with inset gas fire. Coving to textured ceiling.



**Kitchen/Diner 16'9" x 9'8" (5.12m x 2.96m)**



PVC window to front and side. French doors opening to garden. Matching base and eye level units with worktop over and matching upstand. One and a half bowl sink with drainer and chrome mixer tap over. Eye level built in oven and microwave. 4 ring Neff hob with extractor hood over. Integrated fridge. Integrated dishwasher. Tiled flooring. Coving to textured ceiling with recessed spot lighting.



**Utility Room 6'1" x 5'6" (1.86m x 1.68m)**



Composite glazed entrance door to rear. Base level cupboards with worktop over. Sink with drainer and chrome mixer tap over. Space for washing machine. Space for freezer. Textured ceiling. Extractor fan. Tiled flooring. Mounted gas central heating boiler.

**WC 4'7" x 3'3" (1.41m x 1.01m)**



Fitted close coupled toilet and wash hand basin.

**Landing 11'10" x 6'7" (max) (3.63m x 2.01m (max))**



Built in airing cupboard with hot water cylinder. Loft access. Radiator. Carpeted.

**Bedroom 1 13'0" x 10'5" (3.98m x 3.19m)**



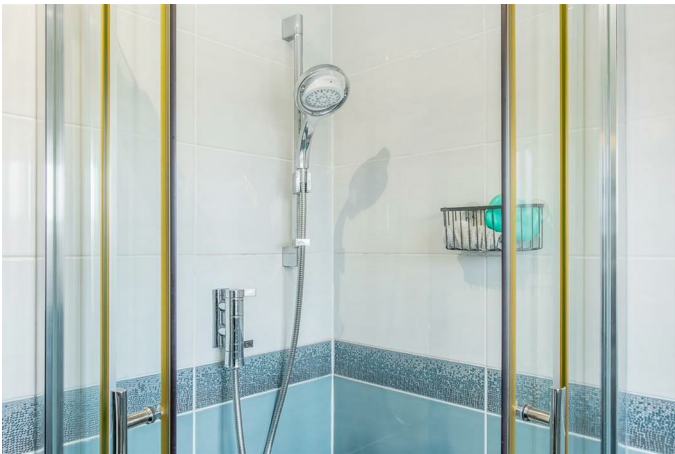
PVC double glazed window to front. Textured ceiling. Built in double wardrobe with built in shelving and hanging rail. Radiator. Carpeted.



**En-suite 4'9" x 5'9" (1.47m x 1.76m)**



PVC frosted window to front. Quadrant shower cubicle with shower head and glass sliding door and shower. Pedestal wash hand basin with chrome taps. Closed coupled WC with push button flush. Wall mounted chrome heated towel rail. Full height tiled walls. Tiled flooring. Textured ceiling. Extractor fan. Shaving point.



**Bedroom 2 10'3" x 9'10" (3.14m x 3.00m)**



PVC double glazed window to front. Radiator. Textured ceiling.

**Bedroom 3 7'3" x 6'5" (2.21m x 1.96m)**



PVC double glazed window to side. Radiator. Textured ceiling.

**Bathroom 6'11" x 5'9" (2.13m x 1.77m)**

Frosted PVC double glazed window to rear. Three piece suite comprising panelled bath with chrome mixer taps and chrome thermostatic bar shower riser with rainfall head and handheld attachment. Shower screen. Wash hand basin with chrome mixer tap over set in vanity unit with built in storage. Closed couple WC with push button flush. Wall mounted chrome heated towel rail. Full height tiled walls. Tiled flooring. Textured ceiling with recessed spot lights. Extractor fan.

**Outside**

There is a small front lawn to the front of the property with paving and hard landscaping leading to the entrance door.

To the rear of the property is a driveway with off road parking for 2 small vehicles leading to the single garage. Gated access leads to the rear garden which is secure and enclosed by timber fencing. Mostly laid to lawn. Patio seating area and

a range of shrubs and plants. There is external lighting. Outside cold water tap. Double external socket.

**Garage**

Up and over vehicular door. Power and light connected.

**Property Postcode**

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

**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

Property construction: Brick Built

Electricity supply: Eon

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 Limited 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 Single 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: C71

### 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.

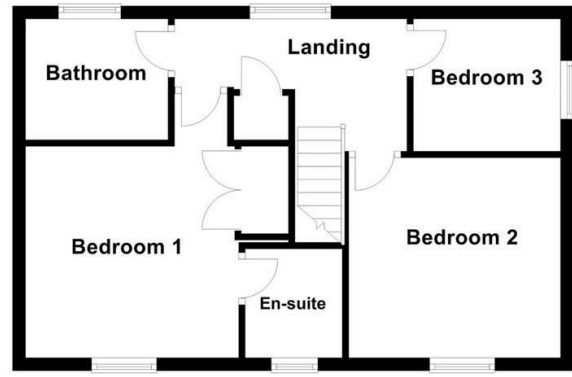
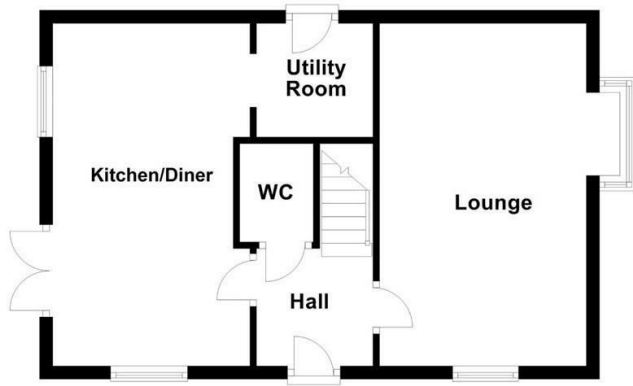
### Disclaimer

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.

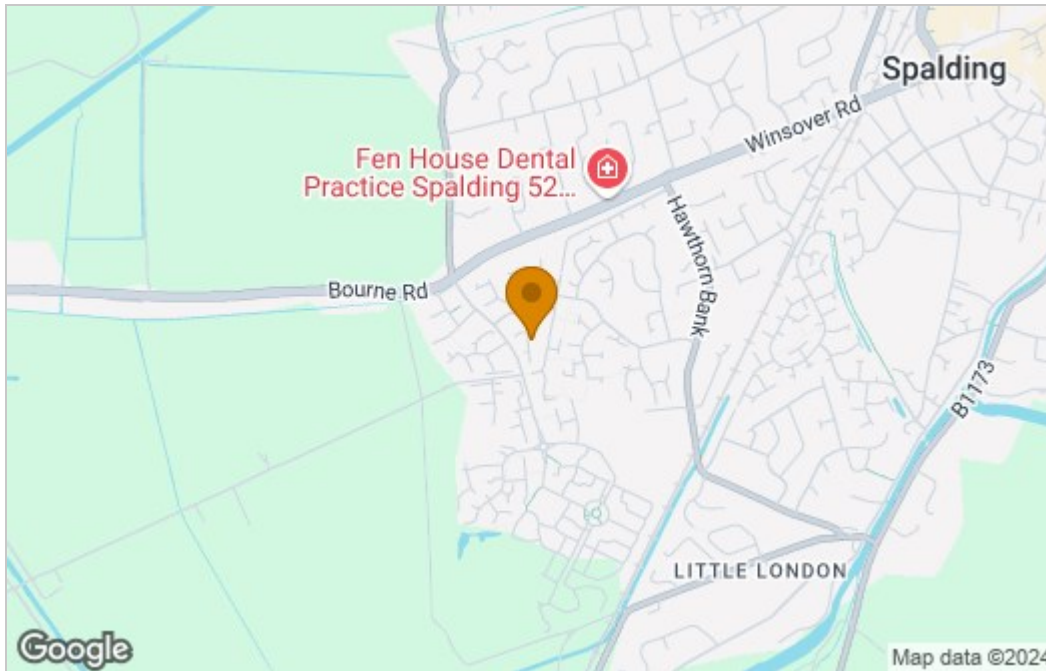




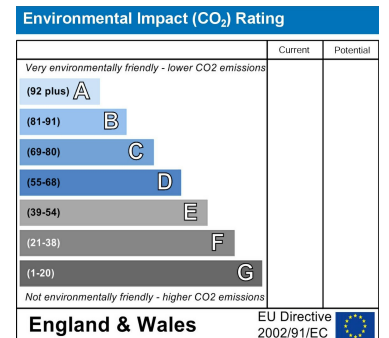
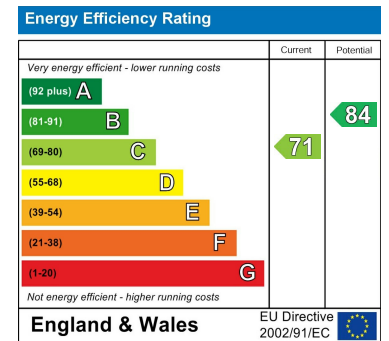
## Floor Plan



## Area Map



## Energy Efficiency Graph



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