



56 Casswell Drive, Spalding, PE11 4QW

£260,000

Nestled in a peaceful cul-de-sac in the picturesque village of Quadring, this well-presented property offers a perfect blend of style and comfort. Tastefully decorated throughout, the home boasts well proportioned rooms that cater to modern living needs.

Whether you're a first-time buyer or looking to simplify your move with no forward chain, this home is sure to impress. Don't miss this opportunity to settle into a delightful community with convenience and charm.

Entrance Hall 15'5" x 5'10" (4.70m x 1.80m)



UPVC door to front. Radiator. Wood effect laminate flooring. Telephone point. Stairs leading to first floor. Understairs storage cupboard.

Dining Room 10'4" x 9'2" (3.15m x 2.81m)



UPVC door with glazed side panels either side. Radiator. Wood effect flooring.

Lounge 14'4" x 11'10" (4.37m x 3.62m)



UPVC window to front. Radiator. TV point. Feature electric fire place. Carpeted.

Utility Room 6'11" x 5'2" (2.11m x 1.60m)



UPVC door to rear. Plumbing for washing machine, Space for tumble dryer above. Built in larder unit. Radiator.

Kitchen 10'4" x 8'6" (3.15m x 2.61m)



UPVC window to rear. Matching base and eye level units with worktops over. Ceramic sink with drainer. Tiled splash backs. Built in oven, hob and extractor hood. Integrated slimline dishwasher. Insinuator beneath the sink. Space for fridge, Space for freezer. Wood effect flooring. Radiator.

Cloakroom



UPVC frost window to rear. Wash hand basin with vanity unit. WC. Wood effect flooring. Radiator.

Landing 9'7" x 7'1" (2.93m x 2.16m)

Storage cupboard. Loft access. Carpeted. Radiator.

Bedroom 1 12'4" x 9'11" (3.77m x 3.04m)



UPVC window to front. Radiator. Carpeted.

En-suite 10'7" x 3'0" (3.24m x 0.92m)



UPVC frosted window. Shower cubicle. Wash hand basin. WC. Partially tiled walls. Radiator. Shaver point. Extractor fan. Wood effect flooring.

Bedroom 2 8'10" x 10'7" (2.71m x 3.24m)



UPVC window to rear. Radiator. Carpeted.

Bedroom 3 8'4" x 7'9" (2.56m x 2.38m)



UPVC window to front. Radiator. Carpeted.

Bathroom 6'3" x 7'1" (1.93m x 2.16m)



UPVC window to rear. Panelled bath with shower attachment over. Wash hand basin. WC. Partially tiled walls. Shaver point. Wood effect flooring.

Garage 16'11" x 8'7" (5.16m x 2.63m)

Up and over vehicular door.

Outside



Enclosed by timber fencing. Patio area. Laid to lawn. Raised flower borders.

Property Postcode

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

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: C

Annual charge: No

Property construction: Brick built

Electricity supply: Octopus Energy

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains connected

Heating: Gas central heating

Heating features: No

Broadband: As stated by Ofcom, Standard and Superfast 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 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:

Coalfield or mining area:

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

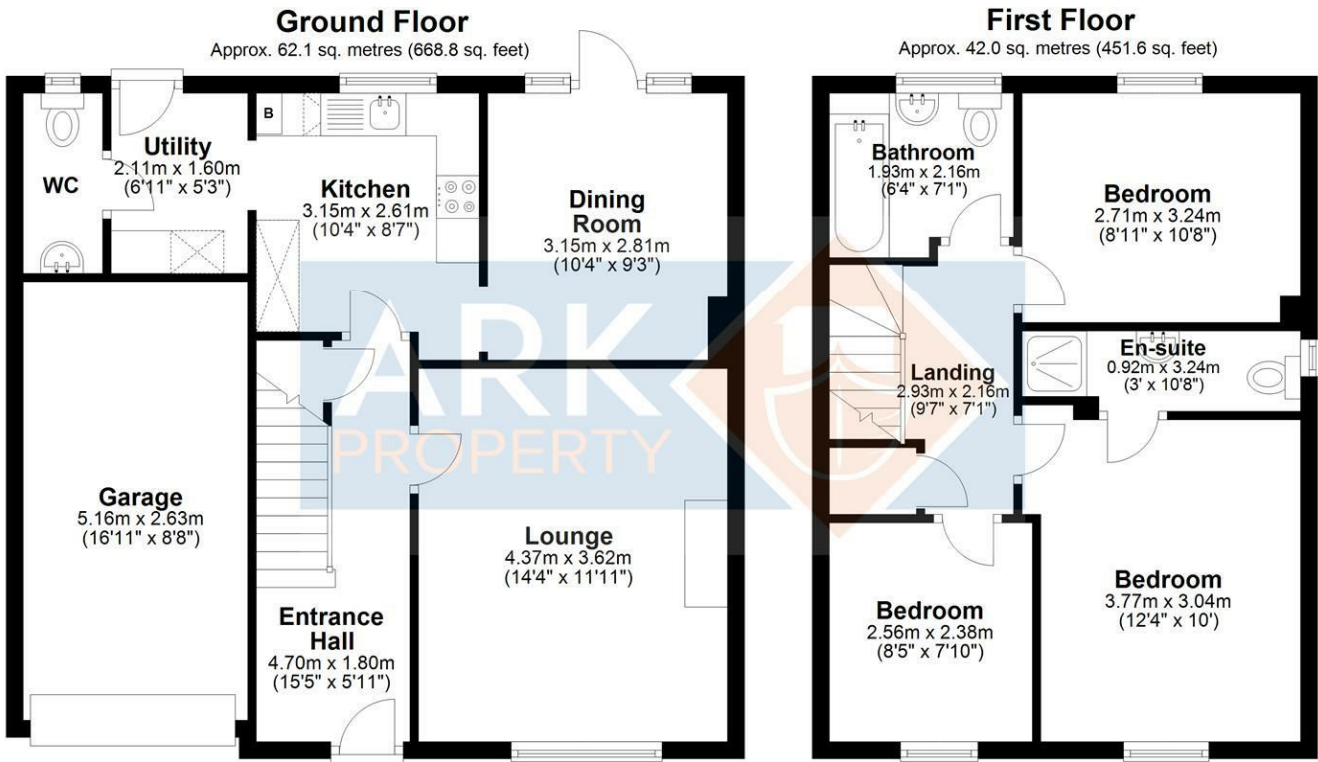
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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



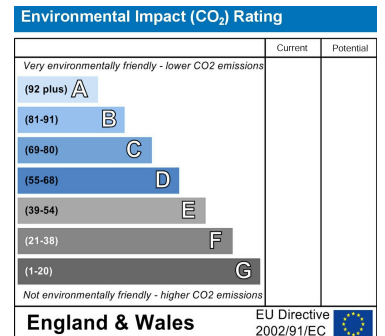
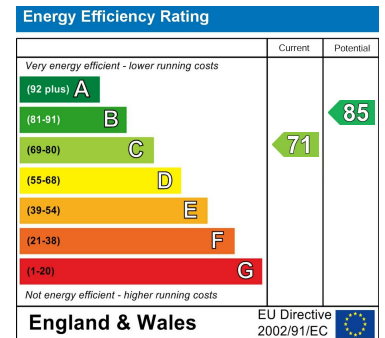
Total area: approx. 104.1 sq. metres (1120.5 sq. feet)

Floor plan created by Matte Black Media.

Area Map



Energy Efficiency Graph



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